

Legacy Settlement Services, LLC
 ALTA Universal ID: 1193905
 2936 O Donnell Street
 Baltimore, MD 21224
 (410) 618-1271

ALTA Combined Settlement Statement

File #:	2026-13122-MR	Property	1707 North Broadway Baltimore, MD 21213	Settlement Date	07/29/2026
Print Date & Time:	07/28/2026 at 03:28 PM EDT	Buyer	Krishea Robinson and Veronica Robinson 15955 Frederick Road Apt 2541 Rockville, MD 20855	Disbursement Date	07/29/2026
Processor:	Sheila Murphy	Seller	Gilead LLC 44576 Vineyard Street Maricopa, AZ 85139		
Settlement Location:	2936 O Donnell Street Baltimore, MD, 21224	Lender	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$329,000.00	Sale Price of Property	\$329,000.00	
		Deposit		\$2,500.00
		Loan Amount		\$323,040.00
\$4,000.00		Seller Credit		\$4,000.00
		Lender Credit		\$1,425.00
		V2V		\$10,000.00
		LNYPW Baltimore		\$2,500.00
		Prorations/Adjustments		
	\$1,455.31	City/Town Taxes 07/29/2026 to 01/01/2027	\$1,455.31	
		LNYPW JHU		\$8,794.00
		Loan Charges		
		1.117% of Loan Amount (Points)	\$3,608.36	
		Lender Document Preparation Fee	\$150.00	
		Underwriting Fee	\$1,595.00	
		Appraisal Fee (\$575.00 POC by Borrower)		
		Credit Report Fee	\$415.00	
		Flood Certification Fee	\$7.50	
		MIP	\$5,555.98	
		VOE	\$150.00	
		Prepaid Interest (\$53.01 per day from 07/29/2026 to 08/01/2026)	\$159.03	
		Impounds		
		Homeowner's insurance \$214.83 per month for 3 mo.	\$644.49	
		Property taxes \$400.00 per month for 4 mo.	\$1,600.00	
		Aggregate adjustment		\$399.96
		Government Recording and Transfer Charges		
		Recording Fees	\$180.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
		---V2V Mortgage: \$60.00		
\$1,645.00		Recordation Tax - City (Deed) to Director of Finance	\$1,425.00	

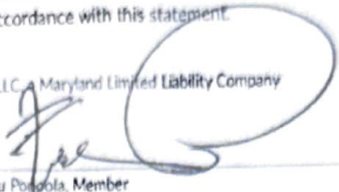
Seller			Buyer	
Debit	Credit		Debit	Credit
\$2,467.50		Transfer Tax - City (Deed) to Director of Finance	\$2,467.50	
\$822.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$9,870.00		Listing Agent Commission to Keller Williams Preferred Properties		
\$6,580.00		Selling Agent Commission to Samson Properties		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract and Title Update Fee to Legacy Settlement Services, LLC	\$150.00	
		Title - CPL (Lender) to WFG National Title Insurance Company	\$30.00	
		Title - Doc Storage Fee to Legacy Settlement Services, LLC	\$50.00	
		Title - Document Preparation Fee to Legacy Settlement Services, LLC	\$250.00	
		Title - FedEx/Wire to Legacy Settlement Services, LLC	\$50.00	
		Title - Lender's Title Policy to WFG National Title Insurance Company	\$1,065.70	
		Title - Lien Cert to Legacy Settlement Services, LLC	\$60.00	
		Title - Recording Service Fee to Easton Enterprise LLC	\$75.00	
		Title - Secure Communication Fee to Legacy Settlement Services, LLC	\$99.00	
		Title - Settlement/Closing Fee to Legacy Settlement Services, LLC/Pete Lizarzaburu/Morgane Barry/ Nazie Pooya/Rox Beach, Inc/Comfortable Closings/JPICE, LLC	\$595.00	
		Title - Title Exam Fee to Legacy Settlement Services, LLC	\$295.00	
		Title - Owner's Title Policy to WFG National Title Insurance Company	\$1,096.42	
\$200.00		Title - Settlement Fee to Legacy Settlement Services, LLC		
		Miscellaneous		
\$495.00		Admin. Fee to Keller Williams Preferred Properties		
\$74.25		Current Water Bill to Director of Finance		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$300.00		Final Water Escrow to Seller Escrow		
\$1,000.00		Invoice to NEED INVOICE		
\$175.00		Notary Fee to Superlative Signings		
\$69.00		Secure Communication Fee to Legacy Settlement Services, LLC		
		Homeowner's Insurance Premium (12 mo.) to Safeco Insurance	\$2,578.00	
\$1,716.51		Property Taxes (6 mo.) to Director of Finance, Baltimore City		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$29,464.76	\$330,455.31	Subtotals	\$354,807.29	\$352,658.96
		Due from Buyer		\$2,148.33
\$300,990.55		Due to Seller		
\$330,455.31	\$330,455.31	Totals	\$354,807.29	\$354,807.29

See signature addendum

Signature Addendum

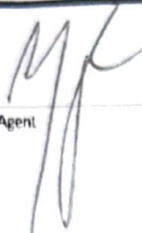
Acknowledgement
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Legacy Settlement Services, LLC to cause the funds to be disbursed in accordance with this statement.


Krishna Robinson
7/29/2026
Date


By: Fivinfolu Popoola, Member
07/27/26
Date


Veronica Robinson
07/29/2026
Date

By: _____
Olubunmi Popoola, Member
Date


Settlement Agent
7/27/26
Date