

CLA Title & Escrow
ALTA Universal ID: 1133517
9210 Corporate Boulevard
Suite. 150
Rockville, MD 20850
(888) 924-9008

ALTA Combined Settlement Statement

File #:	MD-26-31630	Property	2512 Hollins Street	Settlement Date	08/04/2026
Print Date & Time:	08/03/2026 at 04:51 PM EDT	Buyer	Baltimore, MD 21223	Disbursement Date	08/04/2026
Licensed Settlement Agent:	Matthew E. Landsberg	Seller	Daven Spencer-Davis		
Settlement Location:	9210 Corporate Boulevard Suite. 150 Rockville, MD, 20850	Lender	Lynnette Byrd 13 Stone Falls Court Perry Hall, MD 21236 USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$155,000.00	Sale Price of Property	\$155,000.00	
		Deposit		\$1,500.00
		Loan Amount		\$124,000.00
		Prorations/Adjustments		
	\$256.82	City/Town Taxes 08/04/2026 to 07/01/2027	\$256.82	
		Loan Charges		
		1.219% of Loan Amount (Points)	\$1,511.56	
		Loan Origination Fee	\$620.00	
		E-Recording Fee to CLA Title & Escrow/Simplifile	\$9.50	
		Appraisal Fee to Solidifi U.S. Inc. (\$675.00 POC by Borrower)		
		Credit Report Fee to Equifax Mortgage Solutions	\$112.21	
		Flood Certification Fee to Corelogic Flood Services	\$4.47	
		Tax Related Service Fee to Corelogic	\$85.00	
		Prepaid Interest (from 08/04/2026 to 09/01/2026)	\$654.08	
		Impounds		
		Homeowner's insurance \$109.08 per month for 3 mo.	\$327.24	
		Property taxes \$23.60 per month for 2 mo.	\$47.20	
		Aggregate adjustment		\$109.04
		Government Recording and Transfer Charges		
		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
\$775.00		Recordation Tax - City (Deed) to Director of Finance	\$775.00	
\$1,162.50		Transfer Tax - City (Deed) to Director of Finance	\$1,162.50	
\$387.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$387.50	
		Commission		
\$5,425.00		Listing Agent Commission to Keller Williams Legacy		
\$3,875.00		Selling Agent Commission to Sachs Realty		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Fidelity National Title Insurance Company	\$55.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Title - Lender's Title Policy to Fidelity National Title Insurance Company	\$436.48	
\$150.00		Title - Notary (PRE-SIGNED) to Marvin Reese Jr, LLC		
		Title - Notary to Brenda Leigh Wells	\$200.00	
		Title - Tax Service Fee to Title Phase, LLC	\$10.00	
		Title - Title Review and Data Collection to National Title Resource	\$75.00	
		Title - Abstract/Title Search Fee to CLA Title & Escrow / East Coast Abstracting Services, Inc.	\$350.00	
		Title - Document Fee to CLA Title & Escrow/Qualia	\$29.00	
		Title - Processing Fee to CLA Title & Escrow	\$786.50	
		Title - Owner's Title Policy to Fidelity National Title Insurance Company	\$844.78	
		Miscellaneous		
\$329.14		2025 Delinquent Real Estate Taxes to Baltimore City, Director of Finance		
\$281.85		2026/2027 Real Estate Taxes to Baltimore City, Director of Finance		
\$459.47		CURRENT WATER BILL BALANCE as of 7-21-2026 to Director of Finance - Baltimore City		
		Lien Certificate - Reimbursement to Director of Finance - Baltimore City	\$56.31	
\$795.00		Listing Agent Admin Fee to Keller Williams Legacy		
		Post-Closing Lien Certificate (If Applicable) to Director of Finance - Baltimore City	\$56.31	
\$400.00		Water Escrow to CLA Title & Escrow/Water Company		
		Homeowner's Insurance Premium	\$1,309.00	
\$283.20		Property Taxes (12 mo.) to Baltimore City, Director of Finance		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$14,323.66	\$155,256.82	Subtotals	\$165,336.46	\$125,609.04
		Due from Buyer		\$39,727.42
\$140,933.16		Due to Seller		
\$155,256.82	\$155,256.82	Totals	\$165,336.46	\$165,336.46

See signature addendum