

Lawyers Express Title, LLC  
 ALTA Universal ID:  
 1447 York Road  
 Suite 204  
 Lutherville, MD 21093  
 (410) 567-5500

ALTA Combined Settlement Statement

|                               |                        |                 |                         |                          |            |
|-------------------------------|------------------------|-----------------|-------------------------|--------------------------|------------|
| <b>File #:</b>                | 26-8536                | <b>Property</b> | 211 East 33rd Street    | <b>Settlement Date</b>   | 05/12/2026 |
| <b>Print Date &amp; Time:</b> | 05/12/2026 at 10:16 AM |                 | Baltimore, MD 21218     | <b>Disbursement Date</b> | 05/12/2026 |
|                               | EDT                    | <b>Buyer</b>    | King James Venord       |                          |            |
| <b>Escrow Officer:</b>        | Kerry DiBiagio         |                 | 7 Leatherwood Court     |                          |            |
| <b>Settlement Location:</b>   | 1447 York Road         |                 | Burtonsville, MD 20866  |                          |            |
|                               | Suite 204              | <b>Seller</b>   | 33rd St, LLC            |                          |            |
|                               | Lutherville, MD, 21093 | <b>Lender</b>   | Vellum Mortgage, Inc.   |                          |            |
|                               |                        |                 | 12700 Fair Lakes Circle |                          |            |
|                               |                        |                 | Suite 400               |                          |            |
|                               |                        |                 | Fairfax, VA 22033       |                          |            |

| Seller       |              |                                                                  | Buyer        |              |
|--------------|--------------|------------------------------------------------------------------|--------------|--------------|
| Debit        | Credit       |                                                                  | Debit        | Credit       |
|              |              | <b>Financial</b>                                                 |              |              |
|              | \$550,000.00 | Sale Price of Property                                           | \$550,000.00 |              |
|              |              | Deposit                                                          |              | \$5,000.00   |
|              |              | Loan Amount                                                      |              | \$522,500.00 |
| \$14,000.00  |              | Seller Credit                                                    |              | \$14,000.00  |
|              |              | Lender Credit                                                    |              | \$2,612.50   |
|              |              | <b>Prorations/Adjustments</b>                                    |              |              |
|              | \$1,293.15   | City/Town Taxes 05/12/2026 to 07/01/2026                         | \$1,293.15   |              |
| \$2,258.06   |              | May Rent to 05/12/2026                                           |              | \$2,258.06   |
| \$3,883.52   |              | Security Deposits to 05/12/2026                                  |              | \$3,883.52   |
|              | \$68.49      | Special Benefit District Surcharge 05/12/2026 to 07/01/2026      | \$68.49      |              |
|              |              | <b>Loan Charges</b>                                              |              |              |
|              |              | Origination Charge                                               | \$1,595.00   |              |
|              |              | Tax Related Service Fee                                          | \$80.00      |              |
|              |              | Appraisal Fee to Atlantic Appraisal Associates, LLC              | \$800.00     |              |
|              |              | Credit Report to Lenders One Credit                              | \$375.00     |              |
|              |              | Flood Certification to CoreLogic                                 | \$14.00      |              |
|              |              | Prepaid Interest (\$98.42 per day from 05/12/2026 to 06/01/2026) | \$1,968.40   |              |
|              |              | <b>Impounds</b>                                                  |              |              |
|              |              | Homeowner's insurance \$158.58 per month for 3 mo.               | \$475.74     |              |
|              |              | Property taxes \$786.67 per month for 8 mo.                      | \$6,293.36   |              |
|              |              | Aggregate adjustment                                             |              | \$1,110.06   |
|              |              | <b>Payoff(s)</b>                                                 |              |              |
| \$265,317.14 |              | Payoff to Farmers & Merchants Bank                               |              |              |
|              |              | Principal : \$263,575.38                                         |              |              |
|              |              | Interest : \$1,513.36                                            |              |              |
|              |              | Additional Interest : \$228.40                                   |              |              |
|              |              | <b>Government Recording and Transfer Charges</b>                 |              |              |
|              |              | Recording Fees                                                   | \$120.00     |              |
|              |              | ---Deed: \$60.00                                                 |              |              |
|              |              | ---Mortgage: \$60.00                                             |              |              |
| \$2,750.00   |              | Recordation Tax - City (Deed) to Director of Finance             | \$2,530.00   |              |

| Seller       |              |                                                                                             | Buyer        |              |
|--------------|--------------|---------------------------------------------------------------------------------------------|--------------|--------------|
| Debit        | Credit       |                                                                                             | Debit        | Credit       |
| \$4,125.00   |              | Transfer Tax - City (Deed) to Director of Finance                                           | \$4,125.00   |              |
| \$1,375.00   |              | Transfer Tax - State (Deed) to Circuit Court for Baltimore City                             |              |              |
|              |              |                                                                                             |              |              |
|              |              | <b>Commission</b>                                                                           |              |              |
|              |              | Flat Commission Service Fee to Samson Properties                                            | \$745.00     |              |
| \$16,500.00  |              | Listing Agent Commission to Ben Frederick Realty, Inc.                                      |              |              |
| \$11,000.00  |              | Selling Agent Commission to Samson Properties                                               |              |              |
|              |              |                                                                                             |              |              |
|              |              | <b>Title Charges &amp; Escrow / Settlement Charges</b>                                      |              |              |
|              |              | Title - CPL (Lender) to Chicago Title Insurance Company                                     | \$55.00      |              |
|              |              | Title - Lender's Title Policy to Chicago Title Insurance Company                            | \$1,745.32   |              |
|              |              | Title - Title Search to Lawyers Express Title, LLC                                          | \$295.00     |              |
|              |              | Title- Document Prep/Processing/Post Closing to Lawyers Express Title, LLC                  | \$250.00     |              |
|              |              | Title- Insurance Binder to Lawyers Express Title, LLC                                       | \$100.00     |              |
|              |              | Title- Lien Certificate Reimbursement to Lawyers Express Title, LLC                         | \$55.00      |              |
| \$210.00     |              | Title- Prepare/Procure Release to Lawyers Express Title, LLC                                |              |              |
| \$55.00      |              | Title- Release Tracking to Lawyers Express Title, LLC                                       |              |              |
|              |              | Title- Settlement/Closing Fee/Title Review to Lawyers Express Title, LLC                    | \$795.00     |              |
|              |              | Title- Technology/ Data Management/Storage to Lawyers Express Title, LLC                    | \$185.00     |              |
|              |              | Title - Owner's Title Policy to Chicago Title Insurance Company                             | \$1,775.08   |              |
|              |              |                                                                                             |              |              |
|              |              | <b>Miscellaneous</b>                                                                        |              |              |
|              |              | 25/26 R.E. Taxes through 6/30/26 to Director of Finance (\$9,624.32 POC by Seller)          |              |              |
| \$620.00     |              | Contractor Invoice to Best Value Property Solutions, Inc                                    |              |              |
| \$315.00     |              | Contractor Invoice to BK Environmental, LLC                                                 |              |              |
| \$985.00     |              | Contractor Invoice to Five Star Home Improvement, LLC                                       |              |              |
|              |              | Home Warranty to Guard Home Warranty (\$1,565.00 POC by Others)                             |              |              |
| \$209.31     |              | Invoices to Ben Frederick Realty, Inc.                                                      |              |              |
| \$76.12      |              | Open Water thru 4/25/2026 to Director of Finance                                            |              |              |
| \$75.00      |              | Outgoing Wire Fee to Lawyers Express Title, LLC                                             |              |              |
| \$238.50     |              | Past Due Special Benefit District Surcharge to Director of Finance                          |              |              |
|              |              | Special Benefits District Surcharge 2025/26 to Director of Finance (\$500.00 POC by Seller) |              |              |
| \$40.64      |              | Water Proration (4/26-5/12)) to Director of Finance                                         |              |              |
| \$300.00     |              | Water/Taxes/Lien Escrow                                                                     |              |              |
|              |              | Homeowner's Insurance Premium to Progressive                                                | \$1,903.00   |              |
|              |              |                                                                                             |              |              |
| Seller       |              |                                                                                             | Buyer        |              |
| Debit        | Credit       |                                                                                             | Debit        | Credit       |
| \$324,333.29 | \$551,361.64 | <b>Subtotals</b>                                                                            | \$577,641.54 | \$551,364.14 |
|              |              | Due from Buyer                                                                              |              | \$26,277.40  |
| \$227,028.35 |              | Due to Seller                                                                               |              |              |
| \$551,361.64 | \$551,361.64 | <b>Totals</b>                                                                               | \$577,641.54 | \$577,641.54 |

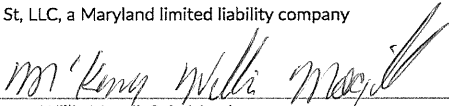
See signature addendum

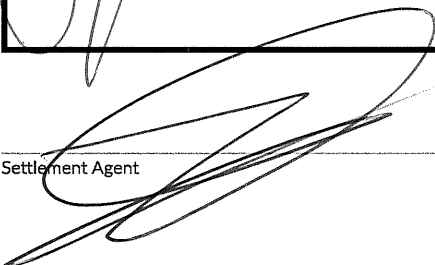
# Signature Addendum

**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 Lawyers Express Title, LLC to cause the funds to be disbursed in accordance with this statement.

 5/12/2026  
King James Venord Date

33rd St, LLC, a Maryland limited liability company  
By:  5/12/26  
McKenny Willis Macgill, Sole Member Date

 5/12/2026  
Settlement Agent Date