

File No /Escrow No CTN-BA-129371 Community Title Network, LLC
1500 Whetstone Way
Suite T-100
Baltimore, MD 21230
(410) 401-3500

Officer/Escrow Officer Hal Resnick

Property Address 6004 FALLS ROAD
BALTIMORE, MD 21209 (BALTIMORE CITY)
(27-15-4660C-005B)

Borrower LAUREN CLAYTON AND MICHAEL HERSCHENFELD
6004 Falls Road
Baltimore, MD 21209

Seller MEGAN WYSONG AND MICHAEL S HOLMES
6123 Northdale Road
Catonsville, MD 21228

Settlement Date 7/21/2026

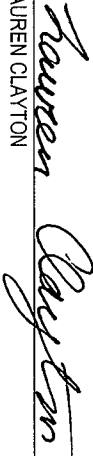
Seller		Borrower	
Debit	Credit	Debit	Credit
	\$535,000.00	\$535,000.00	
	Sale Price of Property		
\$5,300.00	Deposit		\$5,000.00
	Seller Credit		\$5,300.00
	Lender Credit from Wells Fargo Bank N.A. Its Successors and/or Assigns		\$1,730.00
	\$35.28 Credit on Water Account	\$35.28	
	Prorations		
	City/Town Taxes 7/21/2026 to 12/31/2026		\$2,162.00
\$122.01	Water Adjustment 6/11/2026 to 7/21/2026		\$122.01
	Payoffs		
\$427,282.38	Payoff of First Mortgage Loan to Vellum Mortgage		
	Commissions		
\$595.00	Flat Fee to AB & Co Realtors, Inc	\$495.00	
	Flat Fee to Compass		
\$13,375.00	Real Estate Commission to AB & Co Realtors, Inc		
\$13,375.00	Real Estate Commission to Compass		
	New Loans		
	Loan Amount		\$428,000.00
	Appraisal Fee to Clear Capital (POC \$691.00 by Lauren Clayton and Mike Herschenfeld)		
	Credit Report to Corelogic Creditco (POC \$176.00 by Lauren Clayton and Mike Herschenfeld)		\$24.95
	MERS Fee to Wells Fargo Bank N.A. Its Successors and/or Assigns		\$1,440.00
	Processing Fee to Wells Fargo Bank N.A. Its Successors and/or Assigns		\$78.00
	Tax service to Wells Fargo Bank N.A. Its Successors and/or Assigns		\$822.25
	Prepaid Interest (74.7500 per day from 7/21/2026 to 8/1/2026)		\$1,717.00
	Homeowner's Insurance Premium (12 mo) to Travelers Indemnity & Affiliates		\$429.24
	Homeowner's Insurance \$143.08 per month for 3 mo.		\$429.24
	Property Taxes \$757.69 per month for 4 mo		\$3,030.76
	Aggregate Adjustment		\$715.39
	Title Charges		
	Title - Lender's Title Insurance to Community Title Network, LLC		\$1,450.00
	Title - Owner's Title Insurance to Community Title Network, LLC		\$1,994.00
	Title - Abstract or title search to First American/Community Title-MD/DC		\$275.00
	Title - Lien Certificate to Director of Finance Baltimore City		\$55.00
\$1100.00	Title - Settlement or closing fee to Community Title Network, LLC		\$995.00
\$275.00	Title - Procurement of Payoff to Community Title Network, LLC		\$125.00
	Title - Recording Services to Community Title Network/Simplifile		
\$165.00	Title - Technology Services/Release Tracking to Community Title Network, LLC		
	Title - Closing Protection Letter to First American Title Insurance Company		\$55.00
	Government Recording and Transfer Charges		
\$4,012.50	City Deed Tax/Stamps to Baltimore City Director of Finance		\$4,012.50
	Recording fees Deed \$80.00		\$80.00

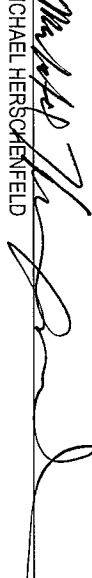
		Mortgage \$60.00	\$60.00	
\$1,337.60		State Deed Tax/Stamp to Baltimore City Director of Finance		
\$2,675.00		Deed Recordation Tax to Circuit Court for Baltimore City	\$5,130.00	
		Additional Settlement Charges	\$2,455.00	
		Water Escrow to Water Escrow	\$200.00	
\$2,427.28		2026/2027 1st Half Tax Due to Baltimore City Director of Finance		
Seller			Borrower	
Debit	Credit		Debit	Credit
\$471,041.67	\$537,197.28		\$556,960.98	\$441,867.40
		Subtotals		\$115,093.98
\$56,455.61		Due From Borrower		
		Due To Seller		
\$537,197.28	\$537,197.28	Totals	\$556,960.98	\$556,960.98

Acknowledgement

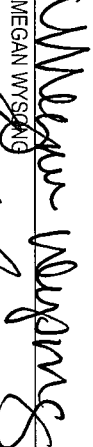
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement We/I authorize Community Title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

BORROWER(S)


LAUREN CLAYTON


MICHAEL HERSCHEINFELD

SELLER(S)


MEGAN WYSOG


MICHAEL S. HOLMES

SETTLEMENT COORDINATOR

