

File No./Escrow No.: MD53159
Officer/Escrow Officer: Christine Douglas

Lakeside Title Company
5840 Banneker Road
Suite 120
Columbia, MD 21044
(410)992-1070

Property Address: 2808 MAYFIELD AVENUE
BALTIMORE, MD 21213 (BALTIMORE CITY)
(08-24-4154-005)

Buyer: RYAN HUNTER
664 S. Westford Street
Anaheim, CA 92807

Seller: CR OF MARYLAND I, LLC
2345 York Road, Suite 302
Lutherville Timonium, MD 21093

Lender: SecurityNational Mortgage Company
5300 South 360 West, Suite 150, Murray, UT 84123

Settlement Date: 4/28/2020
Disbursement Date: 4/29/2020

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$150,000.00	Sale Price of Property	\$150,000.00	
		Deposit		\$1,000.00
		Water Bill Escrow to	\$50.00	
\$75.00		Water Bill Escrow 2/25/20 - settlement to		
		Prorations		
	\$350.75	County Taxes 4/28/2020 to 7/1/2020 @ \$2,005.84/Year	\$350.75	
		New Loans		
		Loan Amount		\$120,000.00
		Our origination charge \$375.00	\$375.00	
		1.1250% of Loan Amount (Points)	\$1,350.00	
		Appraisal Fee to Associated Appraisers (POC \$695.00 by Ryan Hunter)		
		Appraisal Final Inspection Fee to Associated Appraisers	\$195.00	
		Processing Fees to SecurityNational Mortgage Company	\$299.00	
		Underwriting Fees to SecurityNational Mortgage Company	\$996.00	
		Prepaid Interest (13.7500 per day from 4/29/2020 to 5/1/2020)	\$27.50	
		Homeowner's Insurance Premium (12 mo.) to	\$494.04	
		Homeowner's Insurance \$41.17 per month for 3 mo.	\$123.51	
		Property Taxes \$295.00 per month for 12 mo.	\$3,540.00	
		Aggregate Adjustment	-123.51	
		Title Charges		
		Title - Lender's Title Insurance to Lakeside Title Company (First American Title Insurance Company: \$49.92)	\$384.00	
		Title - Owner's Title Insurance to Lakeside Title Company (First American Title Insurance Company: \$58.24)	\$448.00	
		Title - Endorsement(s) to Lakeside Title Company		
		Title - Abstract or title search to First American / Lakeside Title Company	\$125.00	
		Title - Examination to Lakeside Title Company	\$820.00	
		Title - Closing Protection Letter to First American Title Insurance Company	\$30.00	
		Title - Lien Certificate to Director of Finance	\$55.00	
		Title - Recording Services to Lakeside Title Recording Account	\$75.00	
		Title - Judgment Report to Lakeside Title Company	\$95.00	
		Government Recording and Transfer Charges		
		Recording fees: Deed \$60.00	\$60.00	
		Mortgage \$115.00	\$115.00	
\$750.00		County Deed Tax/Stamp to Director of Finance, Baltimore City	\$750.00	
\$375.00		State Deed Tax/Stamp to Clerk of the Circuit Court	\$375.00	
\$1,125.00		County Transfer Tax to Director of Finance, Baltimore City \$2,250.00	\$1,125.00	
		Additional Settlement Charges		
		Marketing Fee to Norada Real Estate Investments		
\$7,500.00		Notary Fee to	\$300.00	

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 Lakeside Title Company to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

RYAN HUNTER

SELLER(S)

CR OF MARYLAND I, LLC

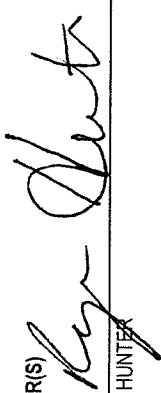
SETTLEMENT COORDINATOR

Christine Douglas

Acknowledgement

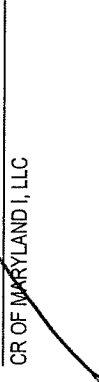
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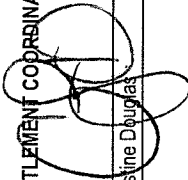
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Christine Douglas