

Clear Title Group
ALTA Universal ID: 1042420
106 Old Court Road
Suite 205
Baltimore, MD 21208
(410) 486-5456

ALTA Buyer's Settlement Statement

File #:	26-6299	Property	1922 Christian Street Baltimore, MD 21223	Settlement Date	07/24/2026
Print Date & Time:	07/23/2026 at 04:44 PM EDT	Buyer	Chavarria Home Investments LLC 5102 Lansing Drive Temple Hills, MD 20748	Disbursement Date	07/24/2026
Escrow Officer:	David A Rosenberg	Seller	Guafra LLC 2320 Hollywood Boulevard Hollywood, FL 33020		
Settlement Location:	106 Old Court Road Suite 205 Baltimore, MD, 21208	Lender			

Description	Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$13,500.00	
Deposit		\$5,000.00
Prorations/Adjustments		
City/Town Taxes 07/24/2026 to 07/01/2027	\$331.74	
Ground Rent 04/01/2026 to 07/24/2026		\$14.82
Government Recording and Transfer Charges		
Government recording charges	\$60.00	
Transfer taxes	\$400.00	
Recordation Tax - City (Deed) to Director of Finance	\$200.00	
Commission		
Assignment Fee to Deals MD LLC	\$6,500.00	
Title Charges & Escrow / Settlement Charges		
--Settlement or closing fee to Clear Title Group		
Owner's title insurance to Westcor Land Title Insurance Company	\$300.00	
Settlement Fee to Clear Title Group	\$350.00	
Abstract/Title Search (Full) to Clear Title Group	\$225.00	
Title Examination to Clear Title Group	\$375.00	
Document Processing to Clear Title Group	\$150.00	
Title Insurance Binder to Clear Title Group	\$75.00	
Administrative/Processing Fees to Clear Title Group	\$155.00	
Judgement Reports (4) to Clear Title Group	\$60.00	
Lien certificate to Clear Title Group	\$55.00	
FINCEN Reporting Fee to Clear Title Group	\$100.00	
	Debit	Credit
Subtotals	\$22,836.74	\$5,014.82
Due from Buyer		\$17,821.92
Totals	\$22,836.74	\$22,836.74

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 Clear Title Group to cause the funds to be disbursed in accordance with this statement.

Chavarria Home Investments LLC, a Maryland Limited Liability Company

Signed by:

By:

FD5BCBAF06244D2

Francisca Menjivar Chavarria, Member

Date

Settlement Agent

Date