

File No./Escrow No.: TCE-391822-
MD

Loan No.: 50071532

ALTA Universal ID

Printed Date & Time: 02/17/2026

Officer/Escrow Officer:

Settlement Agent: Title Clearing & Escrow, LLC

Settlement Location: 6102 S. Memorial Drive Tulsa, OK 74133



Property Address: 453 N BOULDIN ST, Baltimore, MD 21224

Buyer: 3A, LLC

Seller: RL RPD, LLC

Lender:

Settlement Date: 2/17/2026

Disbursement Date: 2/17/2026

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$62,000.00	Sale Price of Property	\$62,000.00	
		Sale Price of Any Personal Property Included in Sale		
		Deposit		\$2,000.00
		Loan Amount		
		Existing Loan(s) Assumed or Taken Subject to		
		Prorations/Adjustments		
		City/Town Taxes from 2/17/2026 to 6/30/2026	\$1,373.04	
	\$1,373.04	City/Town Taxes from 2/17/2026 to 6/30/2026		
		Loan Charges		
		Impounds		

		Title Charges & Escrow / Settlement Charges		
		Title - Commitment Fee to Title Clearing & Escrow, LLC	\$225.00	
\$40.00		Title - Courier Fee to Title Clearing & Escrow, LLC		
		Title - Courier/Wire/Postage Fee (Bundled) to Title Clearing & Escrow, LLC	\$80.00	
		Title - Lien Cert to Title Clearing & Escrow, LLC	\$55.00	
\$75.00		Title - Municipal Lien Search Update fee to Title Clearing & Escrow, LLC		
		Title - Recording Service Fee to Circuit Court for Baltimore City	\$100.00	
\$487.50		Title - Settlement Fee-Seller to Title Clearing & Escrow, LLC		
\$90.00		Title - Tax Cert Update Fee to Title Clearing & Escrow, LLC		
		Title - Title Services to Title Clearing & Escrow, LLC	\$595.00	
\$40.00		Title - Wire Fees to Title Clearing & Escrow, LLC		
\$336.00		Title - Owners Coverage Premium to Title Clearing & Escrow, LLC		
		Commission		
\$1,040.00		Real Estate Commission Buyers Broker to Cummings & Co	\$510.00	
\$1,195.00		Real Estate Commission Sellers Broker to Berkshire Hathaway HomeServices PenFed Realty		
		Government Recording and Transfer Charges		
\$24.25		Recording Fee - POA to Circuit Court for Baltimore City		
\$4,969.67		Recording Fee For Deed to Circuit Court for Baltimore City		
		Recording Fees Deed: \$60.00 to Circuit Court for Baltimore City	\$60.00	
		Transfer Tax Total to Circuit Court for Baltimore City	\$1,860.00	
		Payoff(s)		
		Miscellaneous		
\$620.00		Disposition Fee to Fay Servicing, LLC Disposition & Mgmt fees/Genstone Asset Dispos		
\$60.00		Document Preparation Fee to CyberSygn		
		Flat Fee to Cummings & Co	\$595.00	
\$750.00		Management Fee to Fay Servicing, LLC Disposition & Mgmt fees/Genstone Asset Dispos		
\$200.00		Offer Management to Radian REM LLC		
\$1,500.00		Payoff to City of Baltimore City Code Violation Department		
\$310.00		Referral Fee to Genstone Realty		
\$200.00		Tech Fee to Radian REM LLC		
\$146.64		Water / Sewer to BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS		
Debit	Credit		Debit	Credit
\$12,084.06	\$63,373.04	Subtotals	\$67,453.04	\$2,000.00
		From Buyer		\$65,453.04
\$51,288.98		To Seller		
\$63,373.04	\$63,373.04	Totals	\$67,453.04	\$67,453.04

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 Title Clearing & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

3A, LLC

RL RPD, LLC

Ilir Adili

Date

Michael Brooks

Date

02/17/2026

Escrow Officer

Date

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3A, LLC

RL RPD, LLC

Ilir Adili (Feb 13, 2026 12:11:03 EST)

Ilir Adili

Date

Date



02/17/2026

Escrow Officer

Date