

Legacy Settlement Services, LLC
 ALTA Universal ID: 1193905
 2936 O Donnell Street
 Baltimore, MD 21224
 (410) 618-1271

ALTA Combined Settlement Statement

File #:	2026-12840-CC	Property	2105 Barclay Street Baltimore, MD 21218	Settlement Date	07/15/2026
Print Date & Time:	07/14/2026 at 05:07 PM EDT	Buyer	Duane Lewis 1903 Barclay St Baltimore, MD 21218	Disbursement Date	07/15/2026
Processor:	Nicole Caskey	Seller	Charm City Rehab, LLC 1903 Barclay Street Baltimore, MD 21218		
Settlement Location:	2936 O Donnell Street Baltimore, MD, 21224	Lender	First Home Mortgage Corporation 6211 Greenleigh Avenue Suite 300 Baltimore, MD 21220		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$240,000.00	Sale Price of Property	\$240,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$243,474.00
		DHCD DPA		\$12,173.00
	\$608.69	Extension Fee Reimbursement		
		Prorations/Adjustments		
\$74.32		City/Town Taxes 07/01/2026 to 07/15/2026		\$74.32
		Loan Charges		
\$608.69		Extension Fee		
		Appraisal Fee (\$725.00 POC by Borrower)		\$25.00
		Credit Report Fee	\$198.75	
		Flood Certification Fee	\$7.50	
		VA Funding Fee	\$5,124.53	
		Prepaid Interest (\$45.03 per day from 07/15/2026 to 08/01/2026)	\$765.51	
		Impounds		
		Homeowner's insurance \$154.75 per month for 3 mo.	\$464.25	
		Property taxes \$472.00 per month for 4 mo.	\$1,888.00	
		Aggregate adjustment		\$472.00
		Payoff(s)		
\$174,706.67		Payoff to Coastal Private Lending		
		Principal : \$170,000.00		
		Interest : \$2,946.67		
		Recording Fee: \$60.00		
		Extension Fees: \$1,700.00		
		Government Recording and Transfer Charges		
\$50.00		Recording Fees	\$180.00	
		---Deed: \$60.00		
		---Mortgage: \$120.00		
		---Release of Mortgage: \$50.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$1,200.00		Recordation Tax - City (Deed) to Director of Finance	\$980.00	
		Recordation Tax - City (Mortgage) to Director of Finance	\$160.00	
\$1,800.00		Transfer Tax - City (Deed) to Director of Finance	\$1,470.00	
\$600.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract and Title Update Fee to Legacy Settlement Services, LLC	\$150.00	
		Title - CPL (Lender) to Fidelity National Title Insurance Company	\$55.00	
		Title - Doc Storage Fee to Legacy Settlement Services, LLC	\$50.00	
		Title - Document Preparation Fee to Legacy Settlement Services, LLC	\$250.00	
		Title - FedEx/Wire to Legacy Settlement Services, LLC	\$50.00	
		Title - Lender's Title Policy to Fidelity National Title Insurance Company	\$858.88	
		Title - Lien Cert to Legacy Settlement Services, LLC	\$60.00	
		Title - Recording Service Fee to Easton Enterprise LLC	\$50.00	
		Title - Secure Communication Fee to Legacy Settlement Services, LLC	\$99.00	
		Title - Settlement/Closing Fee to Legacy Settlement Services, LLC/Pete Lizarzaburu/Morgane Barry/ Nazie Pooya/Rox Beach, Inc/Comfortable Closings/JPJCE, LLC	\$595.00	
		Title - Title Exam Fee to Legacy Settlement Services, LLC	\$295.00	
		Title - Owner's Title Policy to Fidelity National Title Insurance Company	\$728.60	
\$200.00		Title - Settlement Fee to Legacy Settlement Services, LLC		
		Miscellaneous		
\$5,174.64		Construction Services to Heeler Investments LLC		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$300.00		Final Water Escrow to Seller Escrow		
\$460.12		Open Water Bill to Director of Finance		
\$250.00		Payoff/Release Procurement to Legacy Settlement Services, LLC		
		Pest Inspection to PestNow	\$49.00	
		Homeowner's Insurance Premium (12 mo.) to Evertree Insurance	\$1,857.00	
		2026/27 1st Half Taxes to Director of Finance	\$1,937.73	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$185,474.44	\$240,608.69	Subtotals	\$258,323.75	\$258,218.32
		Due from Buyer		\$105.43
\$55,134.25		Due to Seller		
\$240,608.69	\$240,608.69	Totals	\$258,323.75	\$258,323.75

See signature addendum