American Land Title Association

FINAL ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: P-24MD1393
Print Date & Time: 3/22/2024 2:24:34 PM
Officer/Escrow Officer:

Certified Title Corporation
11459 Cronhill Drive
Suite M
Owings Mills, MD 21117
(410)902-5884

Property Address: 2213 JEFFERSON STREET
BALTIMORE, MD 21205 (BALTIMORE CITY)

Borrower: SEEMA BANERJEE

Seller: SKYLINE NH RES 4, LLC, A DE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO SKYLINE NH RES 4, L.P., A DE LIMITED PARTNERSHIP, PURSUANT TO ARTICLES OF CONVERSION FILED WITH THE SECRETARY OF STATE OF DELAWARE OCTOBER 5, 2018, PARTIES OF THE FIRST PART
8928 Church Ln.
Randallstown, MD 21133

Lender: Bank of America, N.A.
TX2-979-01-02, 4500 Amon Carter Blvd, Fort Worth, TX 76155

Settlement Date: 3/25/2024
Disbursement Date: 3/25/2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	$145,000.00	Sale Price of Property	$145,000.00	
		Deposit		$2,000.00
$2,900.00		Seller Contribution		$2,900.00
		Lender Credit from Bank of America, N.A.		$7,500.00
		BOFA Down Payment Grant from Bank of America, N.A.		$4,350.00
		Prorations		
	$466.80	County Taxes 3/25/2024 to 6/30/2024 @ $1,761.34/Year	$466.80	
$1.36		Water 3/24/2024 to 3/25/2024 @ $42.11/Month		$1.36
		Commissions		
$3,625.00		Real Estate Commission to Taylor Properties		
$3,625.00		Real Estate Commission to Cummings & Co Realtors		
		New Loans		
		Loan Amount		$140,650.00
		Our origination charge $1,045.00	$1,045.00	
		of Loan Amount (Points)	$4,637.23	
		Appraisal Fee to Bank of America, N.A. (POC $575.00 by Seema Banerjee)		
		Credit Report to Bank of America, N.A. (POC $72.88 by Seema Banerjee)		
		Life of Loan Flood Monitoring to Bank of America, N.A.	$5.00	
		Tax service to Bank of America, N.A.	$91.00	
		Flood certification to Bank of America, N.A.	$3.75	
		Prepaid Interest (22.6400 per day from 3/25/2024 to 4/1/2024)	$158.48	
		Homeowner's Insurance Premium (12 mo.) to Progressive Home	$1,725.00	
		Homeowner's Insurance $143.75 per month for 3 mo.	$431.25	
		Property Taxes $146.78 per month for 11 mo.	$1,614.58	
		Aggregate Adjustment	-$575.02	
		Title Charges		
		Title - Lender's Title Insurance to Certified Title Corporation	$200.00	
		Title - Owner's Title Insurance to Certified Title Corporation	$876.96	
		Title - Closing Protection Letter Endorsement(s) to Certified Title Corporation	$50.00	
		Title - Abstract or title search to Certified Title Corporation	$250.00	
$95.00		Title - Document preparation to Certified Title Corporation	$210.00	
$150.00		Title - Settlement or closing fee to Certified Title Corporation	$150.00	
		Title - Examination to Certified Title Corporation	$500.00	
		Title - Lender Title Insurance Binder to Certified Title Corporation	$50.00	
$35.00		Title - Title Courier Fee to Certified Title Corp - reimbursement		
		Policy/E-Recording/Tax Cert to Knowledge Splice, LLC	$16.63	
		Title - Recording Processing to Certified Title Corp - reimbursement (POC $14.25 by Certified Title Corporation)		
		Government Recording and Transfer Charges		
$1,087.50		County Deed Tax/Stamps to Baltimore City	$757.50	

		Recording fees: Deed $60.00	$60.00	
		Mortgage $60.00	$60.00	
$1,087.50		State Deed Tax/Stamps to Baltimore City	$505.00	
		Additional Settlement Charges		
		MLC Reimbursement to Certified Title Corp - reimbursement	$110.00	
$34.40		2023/24 Taxes to City Of Baltimore Director Of Finance		
		Supplement Tax Bill Est to Certified Title Corp-Misc Escrow #2 Account	$830.33	
$168.44		Water Thru 3/24 to Director of Finance		
$50.00		Water Escrow to Certified Title Corp-Misc Escrow #2 Account	$150.00	
		Lender Credits		
		Lender Credit		$362.50
Seller			**Borrower**	
Debit	**Credit**		**Debit**	**Credit**
$12,859.20	$145,466.80	**Subtotals**	$159,379.49	$157,763.86
		Due From Borrower		$1,615.63
$132,607.60		Due To Seller		
$145,466.80	$145,466.80	**Totals**	$159,379.49	$159,379.49

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 Certified Title Corporation to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

SEEMA BANERJEE

SELLER(S)

SKYLINE NH RES 4, LLC, a DE Limited Liability Company, successor in interest to Skyline NH RES 4, L.P., a DE Limited Partnership, pursuant to Articles of Conversion filed with the Secretary of State of Delaware October 5, 2018, Parties of the First Part

By:
Regan Harycki, authorized signatory

SETTLEMENT COORDINATOR