

Micasa Title Group LLC
 ALTA Universal ID:
 1777 Reisterstown Road, Suite 240
 Baltimore, MD 21208
 (410) 753-3500

ALTA Combined Settlement Statement

File #:	MD-110411	Property	3306 Auchentoroly Terrace	Settlement Date	08/19/2026
Print Date & Time:	08/18/2026 at 08:32 AM		Baltimore, MD 21217	Disbursement Date	08/19/2026
	EDT	Buyer	Andrew Nason		
Escrow Officer:	Tammy Somers		901 Poplar Street		
Settlement Location:	1777 Reisterstown Road,		Durham, NC 27703		
	Suite 240	Seller	AUCHENTOROLY HOMES		
	Baltimore, MD, 21208		SUB A, LLC		
			1714 Saint Paul Street		
			3C		
		Lender	Baltimore, MD 21202		
			Sage Home Loans		
			Corporation		
			1423 Red Ventures Drive		
			Suite 201		
			Fort Mill, SC 29707		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$305,000.00	Sale Price of Property	\$305,000.00	
		Deposit		\$3,050.00
		Loan Amount		\$244,000.00
\$1,249.00		Transfer of Security Deposit for August / Unit 2		\$1,249.00
		Prorations/Adjustments		
	\$2,863.77	City/Town Taxes 08/19/2026 to 07/01/2027	\$2,863.77	
\$387.10		Prorated Rent for August / Unit 1 08/19/2026 to 08/31/2026		\$387.10
\$386.71		Prorated Rent for August / Unit 2 08/19/2026 to 08/31/2026		\$386.71
\$800.00		Transfer of Security Deposit for August / Unit 1		\$800.00
\$155.10		Water 07/26/2026 to 08/19/2026		\$155.10
		Loan Charges		
		2.937% of Loan Amount (Points) to Sage Home Loans Corporation	\$7,166.28	
		Processing fee to Sage Home Loans Corporation	\$499.00	
		Underwriting fee to Sage Home Loans Corporation	\$995.00	
		Abstract/Title Search to Global Abstracts	\$450.00	
		Courier/Wire Fee to MiCasa Expense	\$50.00	
\$50.00		Courier/Wire Fee to MiCasa Expense		
		Hand Recording Fee to MiCasa Expense	\$50.00	
		Lien cert to Micasa Expense	\$56.31	
\$200.00		Procurement of Payoff/Release to MiCasa Title Group, LLC		
\$175.00		Settlement/Closing Fee to MiCasa Title Group, LLC	\$450.00	
		Appraisal Fee to Residential Appraisal Solutions (\$650.00 POC by Borrower)		
		Credit Report Fee to Certified Credit	\$94.75	
		Flood Certification Fee to ICE Flood	\$6.00	
		Prepaid Interest (\$39.82 per day from 08/19/2026 to 09/01/2026)	\$517.66	
		Impounds		
		Homeowner's insurance \$113.33 per month for 3 mo.	\$339.99	
		Property taxes \$276.97 per month for 5 mo.	\$1,384.85	
		Aggregate adjustment		\$453.32

Seller			Buyer	
Debit	Credit		Debit	Credit
		Payoff(s)		
\$291,539.48		Payoff to RF Mortgage Services		
		Principal : \$291,329.48		
		Release : \$200.00		
		Wire Fee: \$10.00		
		Government Recording and Transfer Charges		
		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
\$1,525.00		Recordation Tax - City (Deed) to Director of Finance	\$1,525.00	
\$2,287.50		Transfer Tax - City (Deed) to Director of Finance	\$2,287.50	
\$762.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$762.50	
		Commission		
\$7,625.00		Listing Agent Commission to MidField Realty		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Westcor Land Title Insurance Company	\$55.00	
		Title - Lender's Title Policy to Westcor Land Title Insurance Company	\$858.88	
		Title Examination to Gheiler Law	\$450.00	
		Title Insurance Binder to MiCasa Title Group, LLC	\$100.00	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company	\$1,343.32	
		Miscellaneous		
		Water (future) to Director of Finance	\$150.00	
\$200.34		Water due to Director of Finance		
		Homeowner's Insurance Premium to Allstate	\$1,359.09	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$307,342.73	\$307,863.77	Subtotals	\$328,989.90	\$250,481.23
		Due from Buyer		\$78,508.67
\$521.04		Due to Seller		
\$307,863.77	\$307,863.77	Totals	\$328,989.90	\$328,989.90

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

Andrew Nason Date

AUCHENTOROLY HOMES SUB A, LLC, a Maryland Limited Liability Company

By: _____ Date
Yitzchok Blasenstein, Member and Manager

Settlement Agent Date