



Settlement Statement

A. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. This is not an official governmental disclosure.

B. Name of Buyers: Isaiah 40-28 LLC P.O. 142 Finksburg, MD 21048	C. Name of Sellers: Montgomery Homes and Investments LLC 5405 Upper Mill Terrace South Frederick, MD 21703
D. Lender: William Daniel White 2103 Fox Trial Court Reisterstown, MD 21136	E. Property Location: 2005 East Lafayette Avenue Baltimore, MD 21213
F. Settlement Date: 04/28/2026 Funding Date: 04/28/2026 Disbursement Date: 04/28/2026	G. File No.: MD-69979-RESE
H. Settlement Agent: Real Estate Settlements & Escrow, LLC	I. Place of Settlement: 6 Reservoir Circle Suite 203 Baltimore, MD 21208

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$88,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$10,019.46
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes 04/28/2026 to 06/30/2026	\$28.59
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$98,048.05
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$2,500.00
202. Principal amount of new loan(s)	\$175,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213. Water 03/25/2026 to 04/28/2026	\$54.49
214. Ground Rent 04/23/2026 to 04/28/2026	\$1.22
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$177,555.71
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$98,048.05
302. Less amounts paid by/for borrower (line 220)	\$177,555.71
303. Cash ☐ From ☒ To Borrower	\$79,507.66

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$88,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes 04/28/2026 to 06/30/2026	\$28.59
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$88,028.59
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$2,487.19
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage Loan	
505. Payoff of Second Mortgage Loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513. Water 03/25/2026 to 04/28/2026	\$54.49
514. Ground Rent 04/23/2026 to 04/28/2026	\$1.22
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$2,542.90
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$88,028.59
602. Less reductions in amounts due seller (line 520)	\$2,542.90
603. Cash ☒ To ☐ From Seller	\$85,485.69