

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

ALTA Combined Settlement Statement

File #:	2026-12932-NK	Property	910 Dartmouth Road	Settlement Date	07/10/2026
Print Date & Time:	07/08/2026 at 06:00 PM		Baltimore, MD 21212	Disbursement Date	07/10/2026
	EDT	Buyer	Hannah Michelle Walsh and		
Processor:	Rachel Zhou		Daniel D'Lugoff		
Settlement Location:	2936 O Donnell Street		1401 Weldon Place South		
	Baltimore, MD, 21224		Apt C2		
		Seller	Baltimore, MD 21211		
			LaBria T. Wallace		
			5222 Castlestone Drive		
			Rosedale, MD 21237		
		Lender	Navy Federal Credit Union		
			PO BOX 3326		
			Merrifield, VA 22119		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$285,000.00	Sale Price of Property	\$285,000.00	
		Deposit		\$3,000.00
		Loan Amount		\$242,250.00
		Prorations/Adjustments		
\$65.51		City/Town Taxes 07/01/2026 to 07/10/2026		\$65.51
		Loan Charges		
		Appraisal Fee to Consolidated Analytics (\$535.00 POC by Borrower)		
		Credit Report Fee to Equifax Mortgage Solutions (\$169.70 POC by Borrower)		
		Flood Determination Fee to Corelogic	\$4.50	
		Tax Service Fee to Lereta	\$75.00	
		Prepaid Interest (\$44.80 per day from 07/10/2026 to 08/01/2026)	\$985.60	
		Impounds		
		Homeowner's insurance \$135.83 per month for 4 mo.	\$543.32	
		Property taxes \$492.65 per month for 4 mo.	\$1,970.60	
		Aggregate adjustment		\$628.44
		Payoff(s)		
\$237,493.28		Payoff to M&T Bank		
		Principal : \$235,738.02		
		Interest : \$1,461.46		
		Recording Fee: \$50.00		
		Mip: \$243.80		
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
\$1,425.00		Recordation Tax - City (Deed) to Director of Finance	\$1,205.00	
\$2,137.50		Transfer Tax - City (Deed) to Director of Finance	\$2,137.50	
\$712.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Commission		
		Listing Agent Commission Assignment to Commission Express (\$6,700.00 POC by Others)		
\$9,262.50		Listing Agent Commission to ExecuHome Realty		
\$7,125.00		Selling Agent Commission to Douglas Realty LLC		
		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	\$855.36	
		Title - Lien Cert(x2) to Legacy Settlement Services, LLC	\$120.00	
		Title - Recording Service Fee to Easton Enterprise LLC	\$75.00	
		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	\$933.84	
\$200.00		Title - Settlement Fee to Legacy Settlement Services, LLC		
		Miscellaneous		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$150.00		Final Water Escrow to Seller Escrow		
\$595.00		Listing Agent Admin Fee to ExecuHome Realty		
		Location Drawing Survey Fee Estimate to Duley & Associates INC	\$309.00	
\$250.00		Payoff/Release Procurement to Legacy Settlement Services, LLC		
\$69.00		Secure Communication Fee to Legacy Settlement Services, LLC		
		Homeowner's Insurance Premium to American Family Insurance	\$1,630.00	
		Property Tax(1st Half 2026-27) to Director of Finance	\$2,656.68	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$259,535.29	\$285,000.00	Subtotals	\$300,165.40	\$245,943.95
		Due from Buyer		\$54,221.45
\$25,464.71		Due to Seller		
\$285,000.00	\$285,000.00	Totals	\$300,165.40	\$300,165.40

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 Legacy Settlement Services, LLC to cause the funds to be disbursed in accordance with this statement.

Hannah Michelle Walsh

Date _____

LaBria T. Wallace

Date _____

Daniel D'Lugoff

Date _____

Settlement Agent

Date _____