

Marvel Title & Escrow, LLC
ALTA Universal ID:
1004 Dulaney Valley Road
Towson, MD 21204
(410) 653-8060

ALTA Combined Settlement Statement

File #:	2026-16069	Property	2645 Chesterfield Avenue	Settlement Date	08/07/2026
Print Date & Time:	08/07/2026 at 05:23 PM		Baltimore, MD 21213	Disbursement Date	08/07/2026
	EDT	Buyer	Semira Ali		
Escrow Officer:	Marco Rodriguez	Seller	Montoni Properties, LLC		
Settlement Location:	1004 Dulaney Valley Road	Lender	Presidential Bank, FSB		
	Towson, MD, 21204				

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$195,000.00	Sale Price of Property	\$195,000.00	
		Deposit		\$3,000.00
		Loan Amount		\$190,984.00
		Lender Credit		\$690.00
		CDA DPA		\$9,549.00
		FTHIP GAP/Down Payment/Disability		\$8,497.00
		Prorations/Adjustments		
	\$3,372.40	City/Town Taxes 08/07/2026 to 06/30/2027	\$3,372.40	
\$40.81		Water 07/13/2026 to 08/07/2026		\$40.81
		Loan Charges		
		Funding Fee to Presidential Bank, FSB	\$400.00	
		Processing Fees to Presidential Bank, FSB	\$995.00	
		Underwriting Fees to Presidential Bank, FSB	\$560.00	
		Appraisal Fee to Class Valuation	\$415.00	
		Credit Report Fee to XACTUS	\$250.00	
		Final Inspection Fee (if applicable) to Class Valuation, FKA Appraisal Logistics	\$125.00	
		Flood Certification Fee to Xactus	\$19.00	
		MERS(R) Registration Fee to MERS	\$24.95	
		Mortgage Insurance Premium to Department of Housing and Urban	\$3,284.75	
		Verification of Employment Fee to Equifax	\$23.50	
		Prepaid Interest (\$36.63 per day from 08/07/2026 to 09/01/2026)	\$915.75	
		Impounds		
		Homeowner's insurance \$121.11 per month for 3 mo.	\$363.33	
		Property taxes \$312.83 per month for 4 mo.	\$1,251.32	
		Aggregate adjustment		\$312.83
		Payoff(s)		
\$141,913.37		Payoff to Blackline Lending LLC		
		Principal : \$141,726.69		
		Additional Interest : \$186.68		
		Government Recording and Transfer Charges		
		Recording Fees	\$180.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
		---Deed of Trust: \$60.00		
		---: \$		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$975.00		Recordation Tax - City (Deed) to Director of Finance	\$755.00	
\$1,462.50		Transfer Tax - City (Deed) to Director of Finance	\$1,132.50	
\$487.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$3,900.00		Listing Agent Commission to RLAH @properties		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract/Title Search Fee to MTE Abstracting Services	\$275.00	
\$50.00		Title - Courier Fee/Wire Processing Fee to Marvel Title & Escrow, LLC	\$50.00	
		Title - CPL (Lender) to CATIC	\$55.00	
		Title - Hand Recording Fee to Marvel Title & Escrow, LLC	\$30.00	
		Title - Judgment Reports to MTE Abstracting Services	\$60.00	
		Title - Lender's Title Policy to CATIC	\$672.00	
		Title - Lien Certificate Fee (2) to Marvel Title & Escrow, LLC	\$112.62	
		Title - Settlement/Closing Fee to Marvel Title & Escrow, LLC	\$775.00	
\$50.00		Title - Track/Record 1 Release to Marvel Title & Escrow, LLC		
		Title - Owner's Title Policy to CATIC	\$863.00	
		Miscellaneous		
\$695.00		Administrative Fee to RLAH @properties		
		Water Escrow to (Held by Marvel Title & Escrow, LLC)	\$225.00	
\$166.00		Water Usage (through 7/13/2026) to Director of Finance		
		Homeowner's Insurance Premium (12 mo.) to Universal Property	\$1,453.27	
\$3,753.99		Property Taxes (12 mo.) to Director of Finance		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$153,494.17	\$198,372.40	Subtotals	\$213,638.39	\$213,073.64
		Due from Buyer		\$564.75
\$44,878.23		Due to Seller		
\$198,372.40	\$198,372.40	Totals	\$213,638.39	\$213,638.39

See signature addendum

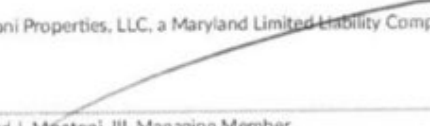
Signature Addendum

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 Marvel Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.


Semira Ali

8-7-26
Date

Montoni Properties, LLC, a Maryland Limited Liability Company
By: 
Richard J. Montoni, III, Managing Member

Date


Michelle Tuno
Settlement Agent

8/7/2026
Date

Signature Addendum

Acknowledgement

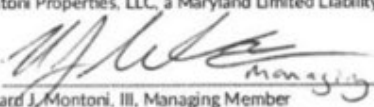
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Semira Ali

Date

Montoni Properties, LLC, a Maryland Limited Liability Company

By:  managing member 8/7/2026

Richard J. Montoni, III, Managing Member

Date

Michelle Tunes

8/7/2026

Settlement Agent

Date

Produced by Marvel Title & Escrow, LLC
Using Qualla

2026-16069
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