

RGS Title, LLC
ALTA Universal ID: 1099986
526 King Street, Suite 311
Alexandria, VA 22314



File No./Escrow No.: RGS26-M0120ALM
 Print Date & Time: September 09, 2026 9:58 am
 Officer/Escrow Officer: Alexandra Kilpatrick
 Settlement Location: 526 King Street, Suite 311
 Alexandria, VA 22314
 Property Address: 1145 Myrtle Avenue
 Baltimore, MD 21201
 Borrower: Vision 4 LLC, a Maryland limited liability company
 9107 Eldon Drive
 Baltimore, MD 21201
 Seller: WEO MANAGEMENT GROUP, LLC, a Maryland limited liability company
 7841 St. Thomas Drive
 Nottingham, MD 21236
 Lender: ClearEdge Lending, LLC
 Settlement Date : September 09, 2026
 Disbursement Date : September 09, 2026

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	290,000.00	Sale Price of Property	290,000.00	
		Deposit		8,400.00
		Loan Amount		232,000.00
		Lender Credits from ClearEdge Lending, LLC		116.00
		Prorations/Adjustments		
	413.27	City Taxes 09/09/26-06/30/27	413.27	
31.06		Ground Rent 09/09/26-02/28/27		31.06
		Loan Charges to ClearEdge Lending, LLC		
		Broker Fee	6,960.00	
		Entity Document Review Fee	300.00	
		Underwriting Fee	1,850.00	
		Appraisal Fee to Nationwide Appraisal Network		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to ClearEdge Lending, LLC (continued)		
		\$260.00 paid outside closing by Borrower		
		Appraisal Fee to Nationwide Appraisal Network \$475.00 paid outside closing by Borrower		
		Credit Report Fee to Factual Data	94.70	
		Flood Certification Fee to LERETA	9.50	
		Tax Service to LERETA	75.00	
		Prepaid Interest \$48.33 per day from 09/09/26 to 10/01/26 ClearEdge Lending, LLC	1,063.19	
		Loan Charges to Topflight Mortgage, LLC		
		Broker Compensation Credit \$4,524.00 paid by ClearEdge Lending, LLC on behalf of Borrower		
		Other Loan Charges		
45.00		Release Tracking to reQuire, LLC		
		Impounds		
		Homeowner's Insurance to Liberty Mutual 3.000 Months at \$111.75/month	335.25	
		City Taxes to ClearEdge Lending, LLC 3.000 Months at \$42.61/month	127.83	
		Title Charges and Escrow/Settlement Charges		
		Closing Protection Letter to Title Resources Guaranty Company	55.00	
250.00		Deed Preparation to RGS Title, LLC		
		Ground Rent Redemption Deed to RGS Title, LLC	375.00	
		Ground Rent Search Fee to RGS Title, LLC	230.00	
		Lender's Title Insurance to RGS Title, LLC Coverage: \$232,000.00 Disclosed Premium: \$816.64 Version: ALTA Short Form Residential Loan Policy - Current Assessments (7/01/2021)	816.64	
		Lien Certificate Reimbursement to RGS Title, LLC	112.62	
0.00		Prepare and Obtain Mortgage Release(s) to RGS Title, LLC		
		Recording Charge to Compass Recordings	100.00	
20.00		Technology Fee to RGS Title, LLC	20.00	
		Title Exam Review to RGS Title, LLC	100.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
750.00		Title/Escrow Services & Doc Prep to RGS Title, LLC	1,200.00	
		Owner's Title Insurance to RGS Title, LLC Coverage: \$290,000.00 Disclosed Premium: \$995.66 Version: ALTA Standard Owner's Policy (7/01/2021)	995.66	
		Commissions		
		Broker Flat Fee - Buyer to Compass	495.00	
595.00		Broker Flat Fee - Listing to EXP Realty, LLC		
10,150.00		Broker Compensation - Listing Broker to EXP Realty, LLC		
7,250.00		Broker Compensation - Buyer to Compass		
		Government Recording and Transfer Charges		
		Recording Fees to Baltimore City County Recording	235.00	
2,175.00		MD-County Transfer Tax to Baltimore City County Recording	2,175.00	
1,450.00		MD-Recordation Tax to Baltimore City County Recording	1,450.00	
725.00		MD-State Transfer Tax to Baltimore City County Recording	725.00	
		Sate & City Tax Stamps to Record Ground Rent Redemption Deed to City of Baltimore	36.67	
50.00		Satisfaction Recording Fee to Baltimore City County Recording		
		Payoffs		
191,063.28		Payoff of First Mortgage Loan to Mount Wilson Capital Mount Wilson Capital Loan Payoff 191,063.28 Total Payoff <u>191,063.28</u>		
		Miscellaneous		
		Homeowner's Insurance Premium to Liberty Mutual 12 months	1,341.00	
2.44		Property Taxes to City of Baltimore \$508.90 paid outside closing by Seller		
148.79		Current Water Bill to City of Baltimore		
32.50		Ground Rent due 9/1 to Ashland LLC		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
0.00		Ground Rent Redemption to Ashland LLC	1,083.33	
		Notary Fee for Ground Rent Redemption Signing to Notarize Receivables	99.00	
250.00		Water Escrow to City of Baltimore		
Seller			Borrower	
Debit	Credit		Debit	Credit
214,988.07	290,413.27	Subtotals	312,873.66	240,547.06
		Due from Borrower		72,326.60
75,425.20		Due to Seller		
290,413.27	290,413.27	Totals	312,873.66	312,873.66

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 RGS Title, LLC to cause the funds to be disbursed in accordance with this statement.

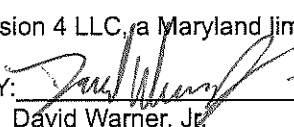
Seller

WEO MANAGEMENT GROUP, LLC, a Maryland limited liability company

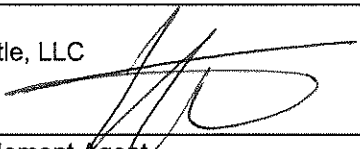
BY: 
William Emerson Ordonez
Sole Member

Borrower

Vision 4 LLC, a Maryland limited liability company

BY:  - Member
David Warner, Jr.
Sole Member and Managing Member

RGS Title, LLC

BY: 
Settlement Agent