

Settlement Location:
2037 Liberty Road, Eldersburg, MD 21784

Settlement Date: 7/17/2026
Disbursement Date: 7/17/2026
Additional dates per state requirements:

Statement of Financial Position				
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$218,500.00	Sales Price of Property	\$218,500.00	
		Deposit		\$2,500.00
		Loan Amount		\$174,400.00
		Prorations/Adjustments		
		City/Town Taxes from 7/17/2026 to 6/30/2027	\$3,513.17	
	\$3,513.17	City/Town Taxes from 7/17/2026 to 6/30/2027		
		Loan Charges to United Wholesale Mortgage, LLC		
		LenderCredits to United Wholesale Mortgage, LLC	\$(125.60)	
		Other Loan Charges		
		Loan Amount (Points)	\$5,406.40	
		Underwriting Fee	\$1,395.00	
		Appraisal Fee to Class Valuation (Reimb): \$735.00 POC-Borrower		
		Appraisal Fee 2 to Clearcapital (Reimb)	\$123.60	
		Credit Report to Advantage Partners Solutions (Reimb)	\$152.00	
		Electronic Registration (MERS) Fee to Mortgage Electronic Registration System	\$24.95	
		Flood Certification to Corelogic Flood Services	\$8.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Tax Service to United Wholesale Fbo Corelogic	\$85.00	
		Prepaid Interest to United Wholesale Mortgage, LLC	\$573.37	
		Impounds		
		Aggregate Adjustment		\$285.65
		Homeowner's Insurance 3 mo @ \$ 101.33/mo	\$303.99	
		Property Taxes 4 mo @ \$ 285.70/mo	\$1,142.80	
		Title Charges & Escrow / Settlement Charges		
		Abstract with Advantage Title Company, LLC	\$400.00	
\$50.00		Courier/Wire Fee with Advantage Title Company, LLC	\$100.00	
		CPL with ATC as agent for Fidelity National	\$55.00	
\$100.00		Deed Prep with Advantage Title Company, LLC		
		Examination Fee with Advantage Title Company, LLC	\$445.00	
		Lender's Policy with ATC as agent for Fidelity National	\$616.00	
		Lien Cert(2) with Director of Finance	\$112.62	
\$245.00		Release Procurement Fee with Advantage Title Company, LLC		
		Settlement with Advantage Title Company, LLC	\$150.00	
		Owner's Policy with ATC as agent for Fidelity National	\$843.79	
		Government Recording and Transfer Charges		
\$546.25		State Transfer Tax to Circuit Court for Baltimore City	\$546.25	
\$1,638.75		City Transfer Tax to Director of Finance	\$1,638.75	
		Recording Fees (Deed) to Circuit Court for Baltimore City	\$60.00	
		Recording Fees (Mortgage) to Circuit Court for Baltimore City	\$115.00	
\$1,092.50		State Recordation Tax to Director of Finance	\$1,092.50	
		Payoff(s)		
\$95,052.56		Lender: Payoff of First Mortgage Loan to Lima One Capital Principal Balance as of 7/15/2026 \$94,917.32 Interest on Payoff Loan: 7 days @ \$19.32/day for \$135.24		
		Miscellaneous		
\$3,674.23		Property Taxes to Director of Finance		
		Homeowner's Insurance Premium to Safeco Insurance	\$1,216.00	
		Survey to Duley and Associates, Inc.	\$295.00	
\$10,056.69		Water Balance to Director of Finance		
\$500.00		Water Escrow to Advantage Title Escrow		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$112,955.98	\$222,013.17	Subtotals	\$238,788.59	\$177,185.65
		Due From Borrower		\$61,602.94
\$109,057.19		Due To Seller		
\$222,013.17	\$222,013.17	Totals	\$238,788.59	\$238,788.59

Acknowledgement

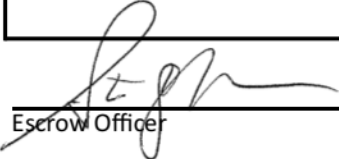
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Advantage Title Company, LLC to cause the funds to be disbursed in accordance with this statement.

Platinum Solutions LLC

By: _____
LaToya Ray, Sole Member

4333 Hamilton Ave LLC

By: CHARLES Ray EDDINGTON Jr sole member
Charles Eddington, Sole Member


Escrow Officer

Acknowledgement

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Platinum Solutions LLC

By:  Member
LaToya Ray, Sole Member

4333 Hamilton Ave LLC

By: _____
Charles Eddington, Sole Member


Escrow Officer