

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

ALTA Combined Settlement Statement

File #:	2026-12140-MR	Property	833 Edmondson Avenue	Settlement Date	04/28/2026
Print Date & Time:	04/27/2026 at 11:21 AM		Baltimore, MD 21201	Disbursement Date	04/28/2026
	EDT	Buyer	Home United Tobar LLC		
Processor:	Nicole Caskey		14950 Ampstead Court		
Settlement Location:	2936 O Donnell Street		Centreville, VA 20120		
	Baltimore, MD, 21224	Seller	Global Asset Development Group LLC		
			11801 Rockville Pike		
			Apt 504		
			North Bethesda, MD 20852		
		Lender	Killarney Holdings, LLC		
			13716 Killarney Court		
			Phoenix, MD 21131		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$92,000.00	Sale Price of Property	\$92,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$240,000.00
		Prorations/Adjustments		
	\$49.66	City/Town Taxes 04/28/2026 to 07/01/2026	\$49.66	
		Loan Charges		
		Construction Holdback to Killarney Holdings, LLC	\$145,000.00	
		Doc Review Fee to Killarney Holdings, LLC	\$850.00	
		Inspection Fee per Draw to Killarney Holdings, LLC	\$995.00	
		Origination Fee to Killarney Holdings, LLC	\$5,400.00	
		Underwriting Fee to Killarney Holdings, LLC	\$995.00	
		Wire Fee to Killarney Holdings, LLC	\$30.00	
		Prepaid Interest (\$86.67 per day from 04/28/2026 to 05/01/2026)	\$260.01	
		Payoff(s)		
\$11,702.39		Payoff to Baltimore Community Lending Inc		
		Principal : \$11,366.46		
		Interest : \$53.04		
		Additional Interest : \$32.89		
		Fees: \$250.00		
		Government Recording and Transfer Charges		
\$50.00		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
		---Release of Mortgage: \$50.00		
		Recordation Tax - City (Deed) to Director of Finance	\$1,050.00	
		Recordation Tax - City (Mortgage) to Director of Finance	\$1,450.00	
		Transfer Tax - City (Deed) to Director of Finance	\$1,575.00	
		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$525.00	
		Commission		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Selling Agent Buyer Paid Commission	\$3,000.00	
		Selling Agent Commission (Paid from \$13k Assignment Fee) to Samson Properties (\$2,625.00 POC by Others)		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract and Title Update Fee to Legacy Settlement Services, LLC	\$150.00	
		Title - CPL (Lender) to WFG National Title Insurance Company	\$30.00	
		Title - Document Preparation Fee to Legacy Settlement Services, LLC	\$250.00	
		Title - Lender's Title Policy to WFG National Title Insurance Company	\$806.40	
		Title - Lien Cert to Legacy Settlement Services, LLC	\$60.00	
		Title - Recording Service Fee to Easton Enterprise LLC	\$50.00	
		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 WFG National Title Insurance Company	\$387.95	
		Miscellaneous		
		Assignment Fee (\$13k less agent comms + admin fee) to Construction Phase 1.5 LLC	\$13,000.00	
\$2,000.00		Environmental Control Bill # 56897051 to Director of Finance		
\$1,500.00		Environmental Control Bill # 57375768 to Director of Finance		
\$1,500.00		Environmentall Control Bill # 56689607 to Director of Finance		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$300.00		Final Water Escrow to Seller Escrow		
		Listing Agent Admin Fee (Paid from \$13k Assignment Fee) to VYBE Realty (\$495.00 POC by Others)		
		Listing Agent Admin Fee to VYBE Realty (\$2,625.00 POC by Others)		
\$207.87		Misc Lien Certificate Bill # 0128975 to Director of Finance		
\$354.88		Open Water Bill to Director of Financing		
\$250.00		Payoff/Release Procurement to Legacy Settlement Services, LLC		
		Selling Agent Admin Fee to Samson Properties	\$395.00	
\$3,840.03		Tax Sale Payoff GT 4/30 to Director of Finance		
		Homeowner's Insurance Premium to Allstate	\$1,671.25	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$21,755.17	\$92,049.66	Subtotals	\$271,045.27	\$245,000.00
		Due from Buyer		\$26,045.27
\$70,294.49		Due to Seller		
\$92,049.66	\$92,049.66	Totals	\$271,045.27	\$271,045.27

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.

Home United Tobar LLC, a Virginia Limited Liability Company

Global Asset Development Group LLC

By: _____
Juan Ramon Tobar Aragon, Member Date

By: _____
Christian N. Djachechi, CTO/Owner Date

By: _____
Osman Garcia, Member Date

Settlement Agent Date