

NRETS, LLC dba Endeavor Title
 ALTA Universal ID:
 1425 Clarkview Road
 suite 800
 Baltimore, MD 21209
 (410) 666-3780

ALTA Borrower's Settlement Statement

File #:	26-15097	Property	1008 East Biddle Street	Settlement Date	04/28/2026
Print Date & Time:	04/28/2026 at 10:13 AM		Baltimore, MD 21202	Disbursement Date	04/28/2026
	EDT	Borrower	Edmondson Ave, LLC		
Escrow Officer:	Timothy Eichhorn, Agent	Lender	Newrez LLC		
Settlement Location:	3500 Boston Street		1100 Virginia Drive		
	122		Suite 125		
	Baltimore, MD, 21224		Fort Washington, PA 19034		

Description	Borrower	
	Debit	Credit
Financial		
Loan Amount		\$217,500.00
Lender Credit		\$5,028.60
Loan Charges		
Admin Fee	\$1,250.00	
Broker Fee to Coastal Lending Group	\$5,000.00	
Appraisal Fee (\$625.00 POC by Borrower)		
Collateral Desktop Analysis	\$120.00	
Credit Report Fee (\$125.90 POC by Borrower)		
Flood Certification Fee	\$6.00	
MERS	\$23.70	
Tax Service Fee	\$85.00	
Prepaid Interest (\$47.58 per day from 04/28/2026 to 05/01/2026)	\$142.74	
Impounds		
Homeowner's insurance \$67.32 per month for 11 mo.	\$740.52	
Property taxes \$37.50 per month for 7 mo.	\$262.50	
Aggregate adjustment		\$74.97
Payoff(s)		
Payoff to FCI Lender Services Inc	\$123,240.73	
Principal : \$121,431.16		
Interest : \$1,780.99		
Additional Interest : \$-404.80		
Late Charge : \$121.43		
Accrued Int: \$81.95		
Est Po Charges Servicer: \$230.00		
Government Recording and Transfer Charges		
Recording Fees	\$175.00	
---Deed: \$60.00		
---Mortgage: \$115.00		
Record Release	\$50.00	
Recordation Tax - City (Mortgage) to Director of Finance	\$2,175.00	
Title Charges & Escrow / Settlement Charges		
Title - Abstract Title Search to NRETS, LLC dba Endeavor Title	\$275.00	
Title - CPL (Lender) to First American Title Insurance Company	\$55.00	

Description	Borrower	
	Debit	Credit
Title - Document Prep Fee to NRETS, LLC dba Endeavor Title	\$200.00	
Title - Lender's Title Policy to First American Title Insurance Company	\$469.00	
Title - Settlement Fee to NRETS, LLC dba Endeavor Title	\$200.00	
Title - Title Exam to NRETS, LLC dba Endeavor Title	\$525.00	
Miscellaneous		
Lien Cert (REMIB) to NRETS, LLC dba Endeavor Title	\$55.00	
Water to Baltimore City	\$82.86	
	Debit	Credit
Subtotals	\$135,133.05	\$222,603.57
Due to Borrower	\$87,470.52	
Totals	\$222,603.57	\$222,603.57

See signature addendum

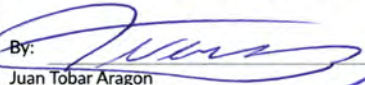
Signature Addendum

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 NRETS, LLC dba Endeavor Title to cause the funds to be disbursed in accordance with this statement.

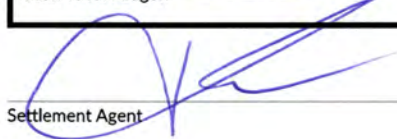
Edmondson Ave, LLC, a Maryland Limited Liability Company

By: 

Juan Tobar Aragon

4/28/26

Date


Settlement Agent

4/28/26

Date