

Heritage Title, Ltd
 ALTA Universal ID:
 175 Admiral Cochrane Drive
 111
 Annapolis, MD 21401
 (866) 913-4095

ALTA Combined Settlement Statement

File #:	26-4084-DMM	Property	4716 Schley Avenue	Settlement Date	08/17/2026
Print Date & Time:	08/20/2026 at 12:40 PM EDT		Baltimore, MD 21206	Disbursement Date	08/17/2026
Escrow Officer:	Danielle M. Moyer	Buyer	Sonya Ryncarz		
Settlement Location:	175 Admiral Cochrane Drive		3588 Plum Vista Pl		
	111	Seller	Arlington, TX 76005		
	Annapolis, MD, 21401		Muhammad Din Aussamma		
			Butt		
			8017 Neighbors Avenue		
		Lender	Rosedale, MD 21237		
			Navy Federal Credit Union		
			820 Follin Lane Southeast		
			Vienna, VA 22180		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$445,000.00	Sale Price of Property	\$445,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$422,750.00
		Prorations/Adjustments		
	\$4,133.92	City/Town Taxes 08/17/2026 to 06/30/2027	\$4,133.92	
		Loan Charges		
		Abstract to Heritage Title, Ltd	\$305.00	
		Attorney Cert to Travis Martz	\$25.00	
		Closing Doc Pkg Prep to Heritage Title, Ltd	\$150.00	
\$150.00		Closing Fee to Heritage Title, Ltd	\$150.00	
		Flat Fee to Heritage Title, Ltd	\$694.57	
		Hand Recording to Heritage Title, Ltd	\$35.00	
\$15.00		Judgement Search to Property Insight 15 per name	\$15.00	
		Lien Certificate Reimburse to Heritage Title, Ltd	\$57.95	
\$195.00		Release Procurement/Wire/Overnight Fee to Heritage Title, Ltd		
		Appraisal Fee to SOLIDIFI (\$535.00 POC by Borrower)		
		Credit Report Fee to EQUIFAX MORTGAGE SOLUTIONS (\$84.85 POC by Borrower)		
		FLOOD DETERMINATION FEE to CORELOGIC FLOOD SERVICES, LLC	\$4.50	
		Tax Service Fee to LERETA	\$75.00	
		Prepaid Interest (\$78.18 per day from 08/17/2026 to 09/01/2026)	\$1,172.70	
		Impounds		
		Homeowner's insurance \$178.08 per month for 4 mo.	\$712.32	
		Property taxes \$395.57 per month for 5 mo.	\$1,977.85	
		Aggregate adjustment		\$890.40
		Payoff(s)		
\$164,264.75		Payoff to Rocket Mortgage		
		Principal : \$161,992.82		
		Interest : \$1,920.28		
		Additional Interest : \$251.65		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Reconveyance Fee: \$25.00		
		Demand Fee: \$25.00		
		Recording Fee: \$50.00		
		Government Recording and Transfer Charges		
\$50.00		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
		---Release: \$50.00		
\$2,225.00		Recordation Tax - City (Deed) to Director of Finance	\$2,005.00	
\$3,337.50		Transfer Tax - City (Deed) to Director of Finance	\$3,337.50	
\$1,112.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$11,125.00		Listing Agent Commission to Coldwell Banker Realty		
\$11,125.00		Selling Agent Commission to Taylor Properties		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Old Republic National Title Insurance Company	\$55.00	
		Title - Lender's Title Policy to Old Republic National Title Insurance Company	\$1,428.60	
		Title Exam to Heritage Title, Ltd	\$65.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$1,542.80	
		Miscellaneous		
\$495.00		Admin Fee to Coldwell Banker Realty		
		Admin Fee to Taylor Properties	\$495.00	
\$4,746.84		Property Taxes to Director of Finance		
		RON NOTARY FEE to AMERICAM ECLOSINGS	\$125.00	
\$56.23		Water Bill to Director of Finance		
\$250.00		Water Escrow to Water Escrow		
		Homeowner's Insurance Premium (12 mo.) to STATE FARM INSURANCE	\$2,137.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$199,147.82	\$449,133.92			
		Subtotals	\$465,819.71	\$428,640.40
		Due from Buyer		\$37,179.31
\$249,986.10		Due to Seller		
\$449,133.92	\$449,133.92	Totals	\$465,819.71	\$465,819.71

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 Heritage Title, Ltd to cause the funds to be disbursed in accordance with this statement.

Sonya Ryncarz

08/17/2026

Sonya Ryncarz

Date

Muhammad Din Aussamma Butt

Date

Donna Downing

8/17/26

Settlement Agent

Date

Signature Addendum

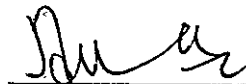
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Date



Muhammad Din Aussamma Butt

08-17-26

Date

 8/17/2026

Settlement Agent

Date