

Broadview Title
 ALTA Universal ID:
 2015 Emmorton Road
 Suite 102
 Bel Air, MD 21015
 (443) 512-8450

ALTA Combined Settlement Statement

File #:	26QBT-0132	Property	1643-45 Cuba Street	Settlement Date	09/18/2026
Print Date & Time:	09/17/2026 at 02:48 PM EDT	Buyer	Baltimore, MD 21230	Disbursement Date	09/18/2026
Escrow Officer:	Amy M. Caplan	Seller	Shelby Rundle and Jamaal Dardar		
Settlement Location:	921 East Fort Avenue #104 Baltimore, MD, 21230	Lender	The MLMLG Company, LLC NFM Lending, LLC		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$1,265,000.00	Sale Price of Property	\$1,265,000.00	
		Deposit		\$249,000.00
		Loan Amount		\$1,012,000.00
\$3,054.00		Seller Credit		\$3,054.00
		Prorations/Adjustments		
	\$517.41	City/Town Taxes 09/18/2026 to 06/30/2027	\$517.41	
\$118.28		Water Proration 08/25/2026 to 09/18/2026		\$118.28
		Loan Charges		
		Application Fee to NFM Lending, LLC	\$1,495.00	
		Appraisal Management Fee to NFM Lending, LLC	\$100.00	
		Validation Services Fee to NFM Lending, LLC	\$175.00	
		Appraisal Fee to Stonewood Appraisals Inc	\$510.00	
		Credit Report Fee to CIC Credit	\$116.60	
		Final Inspection Fee to Stonewood Appraisals Inc	\$200.00	
		Prepaid Interest (\$180.22 per day from 09/18/2026 to 10/01/2026)	\$2,342.86	
		Impounds		
		Homeowner's Insurance \$170.58 per month for 3 mo.	\$511.74	
		Property taxes \$2000 per month for 2 mo.	\$4,000.00	
		Aggregate adjustment		\$170.58
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
\$6,325.00		Recordation Tax - City (Deed) to Director of Finance	\$6,105.00	
\$9,487.50		Transfer Tax - City (Deed) to Director of Finance	\$9,487.50	
\$3,162.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
\$4,727.25		Yield Tax - City (Deed) to Director of Finance	\$4,727.25	
		Commission		
\$31,548.65		Listing Agent Commission to Cummings & Co. Realtors		
\$31,548.65		Selling Agent Commission to Compass		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract or Title Search to Broadview Title	\$115.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Title - CPL (Lender) to First American Title Insurance Company	\$55.00	
		Title - Document Storage / Archive / Copies to Qualia	\$75.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$3,124.00	
		Title - Notary Fee to Broadview Title	\$150.00	
		Title - Recording Service to Broadview Title/Cindy Protzman	\$50.00	
		Title - Settlement/Closing Fee to Broadview Title	\$850.00	
		Title - Owner's Title Policy to First American Title Insurance Company	\$3,265.00	
		Miscellaneous		
		Municipal Lien Certificate Reimbursement (2) to Broadview Title	\$110.00	
\$146.67		Open Water Bill to Director of Finance-Baltimore City		
		Selling Agency Broker Fee to Compass	\$450.00	
		Water Escrow to Broadview Title as Escrow Agent	\$150.00	
		Homeowner's Insurance Premium to Hanover Insurance Company	\$2,047.00	
		2026/27 Annual City RE Taxes to Director of Finance-Baltimore City (\$663.13 POC by Seller)		
		Supplemental Tax Escrow to Broadview Title as Escrow Agent	\$24,000.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$90,118.50	\$1,265,517.41	Subtotals	\$1,329,849.36	\$1,264,342.86
		Due from Buyer		\$65,506.50
\$1,175,398.91		Due to Seller		
\$1,265,517.41	\$1,265,517.41	Totals	\$1,329,849.36	\$1,329,849.36

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 Broadview Title to cause the funds to be disbursed in accordance with this statement.



Shelby Rundle

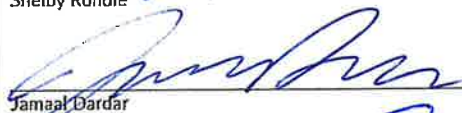
9/18/26
Date

The MLMLG Company, LLC, a Maryland Limited Liability Company

By: 

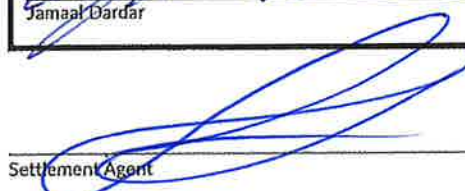
Michael Knoepfle, Managing Member

9/18/26
Date



Jamaal Dardar

9/18/26
Date


Settlement Agent

9/18/26
Date