American Land Title Association | ALTA Settlement Statement
Adopted 05-01-2015

File No.: 2519MDF-B1

CLOSELINE, LLC
DAVID P. MODELL, AGENT 7315 WISCONSIN AVENUE SUITE 800W
BETHESDA, MD 20814

Print Date & Time: 8/11/2026 12:13:53 PM

Closeline® Settlements

Property Address: 2806 E. FAIRMOUNT AVENUE, BALTIMORE, MD 21224-1240
Buyer: DONOVAN MCNIFF, RASHEEDA SARGURO
Seller: GIRUME B. ASHENAFI
Lender: FIRST HERITAGE MORTGAGE, LLC
Loan Number: 3126068481
Parcel ID: 06-16-1712-067

Settlement Date: 8-12-2026
Disbursement Date: 8-12-2026

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	280,000.00	Sales Price of Property	280,000.00	
		Deposit including earnest money		5,600.00
		Loan Amount		224,000.00
		Prorations/Adjustments		
	4,734.12	City/Town Taxes 8/12/2026 to 6/30/2027	4,734.12	
4,450.00		Seller Credit		4,450.00
		Loan Charges to FIRST HERITAGE MORTGAGE, LLC		
		% of Loan Amount (Points)	1,680.00	
		PROCESSING FEES	810.00	
		UNDERWRITING FEES	810.00	
		CREDIT REPORT to CIC CREDIT	225.00	
		FLOOD CERTIFICATION to SERVICELINK NATIONAL FLOOD	9.50	
		Prepaid Interest ($39.12 per day from 8/12/2026 to 9/1/2026)	782.40	
		Impounds		
		Homeowner's Insurance (3 mo @ $151.08/mo)	453.24	
		Property Taxes (2 mo @ $447.94/mo)	895.88	
		Aggregate Adjustment	-750.10	
		Title Charges & Escrow / Settlement Charges		
325.00		SETTLEMENT/CLOSING FEE to DAVID P. MODELL	575.00	
		TITLE SEARCH FEE to REGIONAL ABSTRACTS	205.00	
		E-RECORDING SERVICE to DAVID P. MODELL	25.00	
105.00		WIRES AND OVERNIGHTS to DAVID P. MODELL		
250.00		RELEASE SERVICE (2) to DAVID P. MODELL		
		ICL to FIRST AMERICAN TITLE INSURANCE COMPANY	55.00	
		REIMBURSE FOR LIEN CERTIFICATE to DAVID P. MODELL	56.31	
		JUDGMENT SEARCH to PROPERTY INSIGHT	45.00	
		Lender's title insurance to FIRST AMERICAN TITLE INSURANCE COMPANY	789.00	
		Owner's title insurance to FIRST AMERICAN TITLE INSURANCE COMPANY	1,267.00	
		Commission		

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