Clear Title Group
ALTA Universal ID: 1042420
106 Old Court Road
Suite 205
Baltimore, MD 21208
(410) 486-5456

ALTA Buyer's Settlement Statement

| | | | | | |
|---|---|---|---|---|---|
| **File #:** | 26-6026 | **Property** | 739 North Central Avenue<br>Baltimore, MD 21202 | **Settlement Date** | 06/04/2026 |
| **Print Date & Time:** | 06/03/2026 at 05:13 PM EDT | **Buyer** | Isaiah 40:28 LLC<br>2165 Woodview Road<br>Finksburg, MD 21048 | **Disbursement Date** | 06/04/2026 |
| **Escrow Officer:** | David A Rosenberg | | | | |
| **Settlement Location:** | 106 Old Court Road<br>Suite 205<br>Baltimore, MD, 21208 | **Seller** | Collin Telferrio Perry,<br>Personal Representative of<br>The Estate of Zan Lee Perry<br>739 North Central Avenue<br>Baltimore, MD 21202 | | |
| | | **Lender** | Chesapeake Bay Mortgage Corporation<br>5153 Mountain Road<br>Pasadena, MD 21122 | | |

| Description | Buyer | |
|---|---|---|
| | Debit | Credit |
| **Financial** | | |
| Sale Price of Property | $47,000.00 | |
| Deposit | | $1,000.00 |
| Loan Amount | | $150,000.00 |
| | | |
| **Prorations/Adjustments** | | |
| City/Town Taxes 06/04/2026 to 07/01/2026 | $126.09 | |
| HOA 06/04/2026 to 07/01/2026 | $108.00 | |
| | | |
| **Loan Charges** | | |
| --Our origination charge $3,000.00 to Chesapeake Bay Mortgage Corporation | | |
| Your adjusted origination charges | $3,000.00 | |
| Appraisal fee | $200.00 | |
| Escrow Holdback to Chesapeake Bay Mortgage Corporation | $65,000.00 | |
| Inspection Fees (3 @ $200) to Chesapeake Bay Mortgage Corporation | $600.00 | |
| Wire Fees (4 @ $50) to Chesapeake Bay Mortgage Corporation | $200.00 | |
| 6 months pre-paid interest to Chesapeake Bay Mortgage Corporation | $7,492.50 | |
| | | |
| **Government Recording and Transfer Charges** | | |
| Government recording charges | $175.00 | |
| Transfer taxes | $1,460.00 | |
| Recordation Tax - City (Deed) to Director of Finance | $730.00 | |
| Recordation Tax - City (Deed of Trust) to Director of Finance | $770.00 | |
| | | |
| **Commission** | | |
| Assignment Fee to Kapp Capital Mortgage Solutions, LLC | $21,000.00 | |
| Assignment Fee to Prime Properties MD LLC | $2,500.00 | |
| Assignment Fee to Crown Estate LLC | $2,500.00 | |
| | | |
| **Title Charges & Escrow / Settlement Charges** | | |
| --Settlement or closing fee to Clear Title Group | | |

| Description | Buyer | |
|---|---|---|
| | Debit | Credit |
| Owner's title insurance to Westcor Land Title Insurance Company | $394.93 | |
| Lender's title insurance to Westcor Land Title Insurance Company | $546.04 | |
| Settlement Fee to Clear Title Group | $350.00 | |
| Abstract/Title Search (Full) to Clear Title Group | $225.00 | |
| Title Examination to Clear Title Group | $375.00 | |
| Document Processing to Clear Title Group | $150.00 | |
| Title Insurance Binder to Clear Title Group | $75.00 | |
| Administrative/Processing Fees to Clear Title Group | $155.00 | |
| Judgement Reports (2) to Clear Title Group | $30.00 | |
| Lien certificate to Clear Title Group | $55.00 | |
| FINCEN Reporting Fee to Clear Title Group | $100.00 | |
| Remote Closing Fee to Superlative Signings | $175.00 | |
| Remote Closing FedEx to Clear Title Group | $35.00 | |
| | | |
| Miscellaneous | | |
| Transfer Fee to Frontline Property Management | $150.00 | |
| | Debit | Credit |
| **Subtotals** | **$155,677.56** | **$151,000.00** |
| Due from Buyer | | $4,677.56 |
| **Totals** | **$155,677.56** | **$155,677.56** |

**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 Clear Title Group to cause the funds to be disbursed in accordance with this statement.

Isaiah 40:28 LLC, a Maryland Limited Liability Company

By: _____, Member 06/4/26
Mark Passerelli, Member Date

_____ 6-4-26
Settlement Agent Date