

1 - ALTA

15347-MD-GF

1224 East Eager Street

Black Oak Title LLC
 ALTA Universal ID: 1179536
 110 West Road
 Bldg. A, Ste. 202
 Towson, MD 21204
 (410) 344-7925

ALTA Combined Settlement Statement

File #:	15347-MD-GF	Property	1224 East Eager Street	Settlement Date	10/06/2026
Print Date & Time:	10/06/2026 at 01:58 PM EDT	Buyer	Baltimore, MD 21202	Disbursement Date	10/06/2026
Escrow Officer:	Greg Fisher		Ralan Assisted Living, LLC and Abimbola Adewumi		
Settlement Location:	110 West Road Bldg A, #202 Towson, MD, 21204	Seller	413 Lyman Avenue Baltimore, MD 21212 Hathaway Enterprise LLC 10311 Shiloh Street Fairfax, VA 22030		
		Lender	United Wholesale Mortgage, LLC P. O. Box 202175 Florence, SC 29502-2176		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$135,000.00	Sale Price of Property	\$135,000.00	
		Deposit		\$1,300.00
		Loan Amount		\$108,000.00
		Lender Credit		\$1,195.56
		Gift Funds		\$25,000.00
		Gift Funds		\$4,000.00
		funds to close		\$12,763.64
		Prorations/Adjustments		
	\$2,297.13	City/Town Taxes 10/06/2026 to 06/30/2027	\$2,297.13	
\$29.21		Water - County 09/25/2026 to 10/06/2026		\$29.21
		Loan Charges		
		Origination Fee to Federal Hill Mortgage	\$2,700.00	
		Underwriting Fee	\$1,250.00	
		Appraisal Fee (\$775.00 POC by Borrower)		
		Credit Report Fee	\$219.00	
		Flood Certification Fee	\$8.00	
		MERS Registration Fee	\$24.95	
		Tax Service Fee	\$85.00	
		Prepaid Interest (\$23.30 per day from 10/06/2026 to 10/01/2026)		\$116.51
		Impounds		
		Homeowner's insurance \$129.92 per month for 2 mo.	\$259.84	
		Property taxes \$260.97 per month for 6 mo.	\$1,565.82	
		Aggregate adjustment		\$259.82
		Payoff(s)		
\$96,985.02		Payoff to Shellpoint Mortgage Servicing		
		Principal : \$94,333.96		
		Interest : \$321.46		
		Additional Interest : \$392.92		
		Penalty : \$1,886.68		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Release : \$50.00		
		Government Recording and Transfer Charges		
		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
\$675.00		Recordation Tax - City (Deed) to Director of Finance	\$675.00	
\$1,012.50		Transfer Tax - City (Deed) to Director of Finance	\$1,012.50	
\$337.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$337.50	
		Commission		
\$3,375.00		Listing Agent Commission to LPT Realty, LLC		
\$3,375.00		Selling Agent Commission to Samson Properties	\$2,025.00	
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract and Examination to Black Oak Title LLC / Old Republic	\$395.00	
		Title - CPL (Lender) to Old Republic National Title Insurance Company	\$55.00	
		Title - Lender's Title Policy to Old Republic National Title Insurance Company	\$378.00	
\$275.00		Title - Lien Procurement and Payoff to Black Oak Title LLC		
		Title - Recordation Service to Black Oak Title LLC / Recordation Courier	\$50.00	
\$35.00		Title - Require to Black Oak Title LLC / reRequire		
		Title - Settlement Fee / Escrow to Black Oak Title LLC	\$952.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$626.00	
		Miscellaneous		
\$595.00		Flat Fee to LPT Realty, LLC		
		Flat Fee to Samson Properties	\$695.00	
		Lien Certificate to County / Black Oak Title LLC	\$120.00	
\$195.00		Seller Signing to Black Oak Title LLC		
		Water - Forward Payment to Director of Finance	\$200.00	
		Homeowner's Insurance Premium to American Modern	\$1,559.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$106,889.23	\$137,297.13	Subtotals	\$152,664.74	\$152,664.74
		Due from Buyer		\$0.00
\$30,407.90		Due to Seller		
\$137,297.13	\$137,297.13	Totals	\$152,664.74	\$152,664.74

See signature addendum

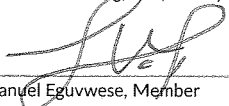
Signature Addendum

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 Black Oak Title LLC to cause the funds to be disbursed in accordance with this statement.

Ralan Assisted Living, LLC, a Maryland Limited Liability Company

By:  10/06/26
Emmanuel Eguvwese, Member Date

Hathaway Enterprise LLC, a Maryland Limited Liability Company

By: _____
David M. Hathaway, Authorized Signatory Date

By:  10/06/26
Abimbola Adewumi Date

 10/06/26
Abimbola Adewumi Date

 10/6/26
Settlement Agent Date

Signature Addendum

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Hathaway Enterprise LLC, a Maryland Limited Liability Company

By:

Emmanuel Eguwese, Member

Date

By:

David M. Hathaway Authorized Signatory

Date

Settlement Agent

Date