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

File No./Escrow No.: 23169191-LAND	BCHH
Print Date & Time: 12/28/23 10:12 AM	**ALTA Universal ID:**
Officer/Escrow Officer:	181 Montour Run Road
Settlement Location:	Coraopolis, PA 15108
BCHH 181 Montour Run Road Coraopolis, PA 15108	

Property Address:	4137 THE ALAMEDA BALTIMORE, MD 21218
Borrower:	GURGEN MANUKYAN and MARIUXI MANUKYAN 2756 PIEDMONT HOLW FINKSBURG, MD 21048
Seller:	LANDIS PROPERTIES II LLC 99 Wall Street New York, NY 10005
Lender:	FIRST COMMUNITY MORTGAGE, INC ISAOA/ATIMA, 262 ROBERT ROSE DRIVE SUITE 200, MURFREESBORO, TN, 37129
Loan Number:	3208189883
Settlement Date:	12/29/2023
Disbursement Date:	12/29/2023
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	$165,000.00	Sale Price of Property	$165,000.00	
		Deposit		$3,000.00
		Loan Amount		$132,000.00
		Prorations/Adjustments		
	$1,334.36	County Property Taxes from 12/30/2023 thru 06/30/2024	$1,334.36	
	$0.04	HOA from 12/30/2023 thru 12/31/2023	$0.04	
		Seller Credit		$3,000.00
$3,000.00		Seller Credit		
		Loan Charges to FIRST COMMUNITY MORTGAGE, INC ISAOA/ATIMA		
		Admin Fee	$975.00	
		Broker Fee	$2,508.00	
		Prepaid Interest $26.67 per day from 12/29/2023 to 01/01/2024)	$80.01	
		Other Loan Charges		
		Credit Report to Xactus	$86.66	
		Flood Cert to Service Link LLC	$8.85	

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Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Impounds		
		Homeowner's Insurance $62.33 per month for 3 mo.	$186.99	
		Property Taxes $221.19 per month for 8 mo.	$1,769.52	
		Aggregate Adjustment	-$436.31	
		Title Charges & Escrow / Settlement Charges		
		Title - CPL Fee to First American Title	$50.00	
		Title - Courier Fee to BCHH	$75.00	
		Title - E-Record Fee to BCHH - Simplifile	$8.00	
$245.00		Title - Exam Fee to BCHH	$245.00	
		Title - Lender's Policy to BCHH	$275.00	
		Title - Lender's Policy - ALTA 8.1 to BCHH		
		Title - Lender's Policy - ALTA 9 to BCHH		
$425.00		Title - Settlement Fee to BCHH	$425.00	
		Title - Signing Fee to BCHH	$35.00	
		Title - Owners Policy to BCHH	$509.85	
		Commission		
$4,125.00		Real Estate Commission - Buyer's Realtor to EXECUHOME		
		$3000.00 Earnest Money Held by EXECUHOME		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to BCHH - Simplifile	$60.00	
		Recording Fee (Mortgage) to BCHH - Simplifile	$115.00	
$825.00		Deed Recordation Tax - State to BCHH - Simplifile	$825.00	
$1,237.50		Deed Tax - City to BCHH - Simplifile	$1,237.50	
$412.50		Deed Tax - State to BCHH - Simplifile	$412.50	
		Payoff(s)		
$170,850.00		Lender: Payoff of First Mortgage Loan to SitusAMC		
		Total ($170,850.00)		
		Miscellaneous		
		Lender Credits		$1,177.22
		Homeowner's Insurance Premium to SAFECO INSURANCE	$748.00	
$65.00		Deed Prep to Betters Law		
$13.48		HOA DUES to GREATER NORTHWOOD COVENANT ASSOCIATION		
$80.00		HOA ESTOPPEL to PROPLOGIX, LLC		
$4,042.50		Real Estate Commission to CUMMINGS & CO REALTORS		
-$1,732.50		Real Estate Commission back to Landis to LANDIS PROPERTIES II		
$93.58		Water Bill to Baltimore City Public Works Department		

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Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
$183,682.06	$166,334.40	**Subtotals**	$176,533.97	$139,177.22
		Due **From** Borrower		**$37,356.75**
	$17,347.66	Due **From** Seller		
$183,682.06	$183,682.06	**Totals**	$176,533.97	$176,533.97

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Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize BCHH to cause the funds to be disbursed in accordance with this statement.

LANDIS PROPERTIES II LLC

GURGEN MANUKYAN	Date	By	Date
MARIUXI MANUKYAN	Date		

Escrow Officer — Date

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