

ALTA Combined Settlement Statement

File #:	25-MD-1058	Property	3601 9TH Street	Settlement Date	12/02/2025
Print Date & Time:	12/02/2025 at 10:24 AM		Baltimore, MD 21225	Disbursement Date	12/02/2025
	EST	Buyer	Roundview LLC		
Escrow Officer:	Carolina Valero		14908 New Hampshire		
Settlement Location:	8321 Old Courthouse Road		Avenue		
	Suite 255		Silver Spring, MD 20905		
	Tysons, VA, 22182	Seller	Lemonade Properties LLC		
			2 Owens Court		
			Rockville, MD 20850		
		Lender			

Seller		Buyer	
Debit	Credit	Debit	Credit
	Financial		
	\$35,000.00 Sale Price of Property	\$35,000.00	
	Deposit		\$3,500.00
	Prorations/Adjustments		
	\$700.74 County Taxes 12/02/2025 to 06/30/2026	\$700.74	
	Other Charges		
	E-Recording Fee to Simplefile/ 1CT	\$35.00	
	Government Recording and Transfer Charges		
	Recording Fees	\$60.00	
	---Deed: \$60.00		
	---Mortgage: \$0.00		
\$277.50	Recordation Tax - City (Deed) to Director of Finance	\$277.50	
\$414.00	Transfer Tax - City (Deed) to Director of Finance	\$414.00	
\$138.00	Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$138.00	
	Commission		
\$500.00	Listing Agent Commission to Fairfax Realty of Tyson		
	Selling Agent Commission to SAMSON PROPERTIES	\$1,050.00	
	Title Charges & Escrow / Settlement Charges		
	Title - Settlement Fee to One Choice Title & Escrow, LLC	\$950.00	
	Title Abstract Fee to Hyland infoquest	\$217.50	
	Title Binder/Policy Fee to Title Write/ 1CT	\$250.00	
	Title Curative to One Choice Title & Escrow, LLC	\$100.00	
	Title - Owner's Title Policy to Westcor Land Title Insurance Company	\$300.00	
\$600.00	Title - Seller Signing and Deed to One Choice Title & Escrow, LLC		
	Miscellaneous		
\$95.00	Courier/FedEx/Wire Fee to One Choice Title & Escrow, LLC		
\$65.00	Digital Archive to One Choice Title & Escrow, LLC	\$65.00	
	Lien Certificate to One Choice Title & Escrow, LLC	\$100.00	
	Selling Broker Admin Fee to SAMSON PROPERTIES	\$395.00	
	Termite Report to TBD	\$49.00	
\$1,262.06	Property Taxes (12 mo.) to Baltimore County Treasury Department		

Seller		Buyer	
Debit	Credit	Debit	Credit
\$3,351.56	\$35,700.74	\$40,101.74	\$3,500.00
		Subtotals	
		Due from Buyer	
		Due to Seller	
\$32,349.18			\$36,601.74
\$35,700.74	\$35,700.74	\$40,101.74	\$40,101.74
		Totals	

See signature addendum