ATG Title, Inc
ALTA Universal ID: 1109299
14950 Washington Street
Suite 201
Haymarket, VA 20169
(703) 934-2100

ALTA Borrower's Settlement Statement

File #:	1-26-54657	**Property**	12 South Tremont Road Baltimore, MD 21229	**Settlement Date**	10/08/2026
Print Date & Time:	10/07/2026 at 03:46 PM EDT	**Borrower**	MM Property Acquisitions, LLC 5000 Thayer Center Suite C Oakland, MD 21550	**Disbursement Date**	10/08/2026
Account Manager/Settlement Agent:	Monica Martin				
Settlement Location:	14950 Washington Street Suite 201 Haymarket, VA, 20169	**Lender**	ClearEdge Lending LLC 19800 MacArthur Boulevard, Suite 550 Irvine, CA 92612		

Description	Borrower	
	Debit	Credit
Financial		
Loan Amount		$170,000.00
Loan Charges		
Broker Compensation to Spinnaker Funding Group, LLC ($3,128.00 POC by Others)		
Broker Fee to Spinnaker Funding Group, LLC	$500.00	
Document Review Fee to ClearEdge Lending LLC	$300.00	
Underwriting Fee to ClearEdge Lending LLC	$1,850.00	
Certificate of Satisfaction to Michael E. Gross, Esq.	$75.00	
Notary Fee to closer.	$175.00	
AMC Appraisal Management Fee to Nationwide Appraisal Network ($260.00 POC by Borrower)		
Appraisal Fee to Nationwide Appraisal Network ($475.00 POC by Borrower)		
Credit Report Fee to Spinnaker Funding Group, LLC	$103.88	
Flood Certification Fee to Lereta	$9.50	
Tax Service Fee to Lereta	$75.00	
Prepaid Interest ($35.41 per day from 10/08/2026 to 11/01/2026)	$849.89	
Impounds		
Homeowner's insurance $70.75 per month for 4 mo.	$283.00	
Property taxes $252.32 per month for 4 mo.	$1,009.28	
Payoff(s)		
Payoff to Superior Loan Servicing	$142,877.03	
Principal : $140,315.00		
Interest : $359.56		
Additional Interest : $359.55		
Late Charge : $59.40		
Unpaid Interest: $1,198.52		
Unpaid Charges: $90.00		
Other Fees: $495.00		
Government Recording and Transfer Charges		
Recording Fees	$170.00	
---Mortgage: $115.00		

Description	Borrower	
	Debit	Credit
---Release of Mortgage: $55.00		
Recordation Tax - City (Mortgage) to Director of Finance	$300.00	
Title Charges & Escrow / Settlement Charges		
Title - CPL (Lender) to WFG National Title Insurance Company	$30.00	
Title - Lender's Title Policy to WFG National Title Insurance Company	$348.50	
Title Abstract Fee to ERT Abstracts, LLC/ATG Title, Inc	$195.00	
Title Examination Fee to ATG Title, Inc	$245.00	
Title online recording fee to Online Recorder	$50.00	
Title Post Closing Servicing to Post Closing/ATG Title, Inc	$170.00	
Title Settlement Fee to ATG Title, Inc	$545.00	
Miscellaneous		
Homeowner's Insurance Premium to State Farm Insurance Companies	$849.00	
Property Taxes to City of Baltimore- Bureau of Treasury Management Collection Division	$3,075.76	
	Debit	**Credit**
Subtotals	**$154,085.84**	**$170,000.00**
Due to Borrower	$15,914.16	
Totals	**$170,000.00**	**$170,000.00**

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 ATG Title, Inc to cause the funds to be disbursed in accordance with this statement.

MM Property Acquisitions, LLC, a Maryland Limited Liability Company

By: _____

Jesus Obregon, Member Date

_____

Settlement Agent Date