Salazar Law, P.C.
ALTA Universal ID: 1127453
1517 Reisterstown Road
First Floor
Baltimore, MD 21208
(410) 205-7918

ALTA Combined Settlement Statement

File #:	26-6578	**Property**	3700 Flowerton Road	**Settlement Date**	10/07/2026
Print Date & Time:	10/15/2026 at 10:05 AM EDT		Baltimore, MD 21229	**Disbursement Date**	10/07/2026
Escrow Officer:	Yosef C. Salazar	**Buyer**	Jasmine J. Dent and Sean C. Williams		
Settlement Location:	1517 Reisterstown Road First Floor Baltimore, MD, 21208		5112 Edmondson Avenue Baltimore, MD 21229		
		Seller	Brandi D. Mclean 3 North Fulton Avenue Baltimore, MD 21223		
		Lender	GenWay Home Mortgage Inc. 2801 Network Blvd Suite 600 Frisco, TX 75034		

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$250,000.00	Sale Price of Property	$250,000.00	
		Deposit		$1,000.00
		Loan Amount		$241,656.00
$5,411.60		Seller Credit		$5,411.60
		Selling agent credit		$5,000.00
		Bridgecrest	$8,498.09	
		Prorations/Adjustments		
	$1,082.77	City/Town Taxes 10/07/2026 to 12/31/2026	$1,082.77	
	$82.64	County Taxes 10/07/2026 to 06/30/2027	$82.64	
$56.02		water 09/05/2026 to 10/07/2026		$56.02
		Loan Charges		
$4,057.40		1.679% of Loan Amount (Points)		
		Broker Compensation to Access Financial Mortgage Corp ($6,041.40 POC by Others)		
$1,395.00		Underwriting Fees		
		Courier Fee to Salazar Law. P.C.	$50.00	
		Document Prep to Salazar Law. P.C.	$35.00	
		Judgement Report (5) to Salazar Law. P.C.	$75.00	
		Recording Service to M. Salazar	$40.00	
		Settlement Agent Fee to Salazar Law. P.C.	$550.00	
		Survey Fee, Plot Plan to Duley and Associates, Inc.	$295.00	
		Wire Fee to Salazar Law, P.C.	$80.00	
		Appraisal Fee to Atlantic Appraisal Company, Inc ($640.00 POC by Borrower)		
		Credit Report Fee to Xactus fbo Access Financial	$216.00	
		Mortgage Insurance Premium to HUD	$4,156.25	
		Prepaid Interest ($44.69 per day from 10/07/2026 to 11/01/2026)	$1,117.25	
		Impounds		
		Homeowner's insurance $79.83 per month for 3 mo.	$239.49	
		Property taxes $390.38 per month for 2 mo.	$780.76	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Aggregate adjustment		$550.04
		Payoff(s)		
$199,046.34		Payoff to US Bank Home Mortgage		
		Principal : $191,826.34		
		Interest : $478.91		
		Additional Interest : $35.48		
		Late Charge : $37.51		
		Recording Fee: $50.00		
		Pro Rata Mip: $133.95		
		Recoverable Corporate Advance Balance: $6,362.00		
		Government Recording and Transfer Charges		
		Recording Fees	$120.00	
		---Deed: $60.00		
		---Mortgage: $60.00		
$1,250.00		Recordation Tax - City (Deed) to Director of Finance	$1,030.00	
$1,875.00		Transfer Tax - City (Deed) to Director of Finance	$1,875.00	
$625.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	$625.00	
		Commission		
$5,000.00		Listing Agent Commission to Samson Properties		
$5,000.00		Selling Agent Commission to American Homes Realty Group		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Stewart Title Guaranty Company	$50.00	
		Title - Lender's Title Policy to Stewart Title Guaranty Company	$851.84	
		Title - Lien Certification (4) to Director of Finance	$220.00	
		Title Search to H. Klein	$220.00	
		Title - Owner's Title Policy to Stewart Title Guaranty Company	$1,120.66	
		Miscellaneous		
$660.00		Home Warranty to 2-10 Home Buyers Warranty		
$395.00		Listing Agent Admin Fee to Samson Properties		
$154.82		Open water Current Read Date 09/05/2026 to Director of Finance		
$107.63		Open water for Driveway to Director of Finance		
$35.00		Release Tracking to M. Salazar		
		Remote Notary Service to GEM Signing Service	$175.00	
		Selling Agent Admin Fee to American Homes Realty Group	$595.00	
		Water estimate for Driveway to Director of Finance	$20.00	
		Water estimate to Director of Finance	$65.00	
		Homeowner's Insurance Premium to Goosehead Insurance	$958.00	
$113.08		Property Taxes (12 mo.) to Director of Finance		
$164.92		Property Taxes 24-25 Driveway to Director of Finance		
$139.00		Property Taxes 25-26 Driveway to Director of Finance		

Seller			Buyer	
Debit	Credit		Debit	Credit
$225,485.81	**$251,165.41**	**Subtotals**	**$275,223.75**	**$253,673.66**
		Due from Buyer		$21,550.09
$25,679.60		Due to Seller		
$251,165.41	**$251,165.41**	**Totals**	**$275,223.75**	**$275,223.75**

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 Salazar Law, P.C. to cause the funds to be disbursed in accordance with this statement.

Jasmine Dent 10-7-26
Jasmine Dent Date

Brandi D. Mclean Date

Sean Williams 10-7-26
Sean Williams Date

Settlement Agent Date

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Buyer	Seller
Buyer	Seller

Escrow Officer