Premier Title
ALTA Universal ID:
10451 Mill Run Circle
Suite 755
Owings Mills, MD 21117
(240) 266-0028

ALTA Combined Final Settlement Statement

File #:	2025-PTMD-1663	**Property**	2519 Aisquith Street	**Settlement Date**	01/09/2026
Print Date & Time:	01/09/2026 at 10:17 AM EST		Baltimore, MD 21218	**Disbursement Date**	01/09/2026
		Buyer	513 Elmwood Road LLC		
Escrow Officer:	Diana G Khan	**Seller**	Oscar Vidal Ortega Rosales		
Settlement Location:	10451 Mill Run Circle Suite 755 Owings Mills, MD, 21117	**Lender**			

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$55,000.00	Sale Price of Property	$55,000.00	
		Deposit		$2,500.00
		Prorations/Adjustments		
$80.64		City/Town Taxes 07/01/2025 to 01/09/2026		$80.64
$15.64		Ground Rent 11/02/2025 to 01/09/2026		$15.64
		Other Charges		
		Abstract or Title Search to Premier Title	$395.00	
		Recording Services (Manual - Baltimore City) to Premier Title	$175.00	
		Government Recording and Transfer Charges		
		Recording Fees	$120.00	
		---Deed: $60.00		
		---Ground Rent Deed: $60.00		
		Ground Rent Redemption Taxes to Director of Finance	$375.00	
$2,742.73		Maryland Withholding Tax to Clerk of the Circuit Court		
$275.00		Recordation Tax - City (Deed) to Director of Finance	$275.00	
		Recordation Tax - State (Deed) to Circuit Court for Baltimore City	$270.00	
$412.50		Transfer Tax - City (Deed) to Director of Finance	$412.50	
$137.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	$137.50	
		Commission		
$6,495.00		Listing Agent Commission to ExecuHome Realty		
		Title Charges & Escrow / Settlement Charges		
$195.00		Title - Deed Drafting, Closing and Settlement/Closing Fee to Premier Title		
		Title - Digital Archive Fee to Premier Title	$25.00	
		Title - Examination to Premier Title	$500.00	
		Title - Lien Cert Procurement Fee to Premier Title	$25.00	
$75.00		Title - Overnight/Wire Payoff to Premier Title		
		Title - Settlement/Closing Fee to Premier Title	$195.00	
		Title - Owner's Title Policy to Premier Title	$300.00	
		Miscellaneous		
$251.00		Delinquent Ground Rent to Ground Rents, LLC		
$1,900.00		Environmental Citation to Baltimore City - Director of Finance		
		Ground Rent Due to Ground Rents, LLC	$42.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Ground Rent Redemption to Ground Rents, LLC	$1,400.00	
		Lien Certificate to Baltimore City - Director of Finance	$56.31	
$270.72		Misc Bill to Baltimore City - Director of Finance		
$255.75		Misc Bill to Baltimore City - Director of Finance		
$148.20		Property Registration Fee to Baltimore City - Director of Finance		
$1,326.51		Tax Sale Redemption to Baltimore City - Director of Finance		
$273.74		Water Bill to Baltimore City - Director of Finance		
$450.00		Water Escrow to Baltimore City - Director of Finance		
		Property Taxes to Baltimore City - Director of Finance	$152.68	

Seller			Buyer	
Debit	Credit		Debit	Credit
$15,304.93	$55,000.00	**Subtotals**	$59,855.99	$2,596.28
		Due from Buyer		$57,259.71
$39,695.07		Due to Seller		
$55,000.00	$55,000.00	**Totals**	$59,855.99	$59,855.99

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 Premier Title to cause the funds to be disbursed in accordance with this statement.

513 Elmwood Road LLC, a Limited Liability Company

By: _____ 1/9/26
Thomas Washburn, Authorized Agent — Date

_____ 1/9/2026
Oscar Vidal Ortega Rosales — Date

_____ 1/9/26
Settlement Agent — Date