R & P Settlement Group, LLC
ALTA Universal ID:
1407 York Road
Suite 300
Lutherville-Timonium, MD 21093
(410) 821-1401

ALTA Combined Settlement Statement

File #:	26-20852-AP	**Property**	633 East 36th Street	**Settlement Date**	10/27/2026
Print Date & Time:	10/27/2026 at 02:18 PM EDT		Baltimore, MD 21218	**Disbursement Date**	10/27/2026
		Buyer	Fernan Balsalubre		
Escrow Officer:	Daniel Matthew Radebaugh		2219 Venable Street		
Settlement Location:	1407 York Road		Richmond, VA 23223		
	Suite 300	**Seller**	Debut Reno LLC		
	Lutherville-Timonium, MD, 21093		1500 Emory Road		
			Upperco, MD 21155		
		Lender	Primary Residential Mortgage, Inc.		
			1480 North 2200 West		
			MAC 1003		
			Salt Lake City, UT 84116		

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$249,000.00	Sale Price of Property	$249,000.00	
		Deposit		$2,500.00
		Loan Amount		$244,489.00
$4,395.00		Seller Credit		$4,395.00
		PRMI Empower 2nd Lien (Principal Balance $12,450.00)		$12,248.15
		Vacants to Value		$10,000.00
		Prorations/Adjustments		
	$2,225.75	City/Town Taxes 10/27/2026 to 07/01/2027	$2,225.75	
$24.05		Ground Rent 07/01/2026 to 10/27/2026		$24.05
$78.78		Water Adj. 09/12/2026 to 10/27/2026		$78.78
		Loan Charges		
		1.728% of Loan Amount (Points)	$4,224.77	
$605.00		Application Fee		
		Origination Fee	$1,201.43	
		Processing Fees	$720.00	
		Underwriting Fees	$670.00	
		AMC Management Fee	$280.00	
		Appraisal Fee	$525.00	
		Credit Report Fee	$269.00	
		Flood Certification Fee	$6.00	
		Mortgage Insurance Premium	$4,204.98	
		Third Party VOE Fee	$149.30	
		Prepaid Interest ($51.91 per day from 10/27/2026 to 11/01/2026)	$259.55	
		Impounds		
		Homeowner's insurance $150.17 per month for 3 mo.	$450.51	
		Property taxes $274.09 per month for 2 mo.	$548.18	
		Aggregate adjustment		$574.43
		Payoff(s)		
$188,959.01		Payoff to Coastal Private Lending		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Principal : $185,000.00		
		Interest : $1,603.33		
		Additional Interest : $246.68		
		Release : $60.00		
		Extension Fees: $1,850.00		
		Draw Fee: $199.00		
		Government Recording and Transfer Charges		
		Recording Fees	$180.00	
		---Deed: $60.00		
		---Deed of Trust: $120.00		
		---: $		
$1,245.00		Recordation Tax - City (Deed) to Director of Finance	$1,025.00	
$1,867.50		Transfer Tax - City (Deed) to Director of Finance	$1,537.50	
$622.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
$6,225.00		Selling Agent Commission to Kelly and Co Realty, LLC		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract/Title Search to Mortiles	$195.00	
		Title - CPL (Lender) to Westcor Land Title Insurance Company	$55.00	
		Title - Deed Preparation to Dan Radebaugh, Esq.	$100.00	
		Title - Hand Recording Fee to Leon Fields	$35.00	
		Title - Judgment Search to R & P Settlement Group, LLC	$55.00	
		Title - Lender's Title Policy to Westcor Land Title Insurance Company	$862.40	
		TITLE - LIEN CERTIFCATE FBO DIRECTOR OF FINANCE to R & P Settlement Group, LLC	$110.00	
		Title - Settlement Fee to R & P Settlement Group, LLC.	$200.00	
		Title - Title Exam Fee to R & P Settlement Group, LLC	$695.00	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company	$924.77	
$150.00		Title - Settlement Fee to .R & P Settlement Group, LLC.		
		Miscellaneous		
		Flat Fee to Kelly and Co Realty, LLC	$595.00	
$37.50		July Ground Rent to GR Express, LLC		
$85.00		Payoff Wire/Overnight Delivery Fee to R & P Settlement Group, LLC		
$275.00		Procurement of Release/Release Tracking to R & P Settlement Group, LLC		
		Survey Fee, Plot Plan to R&P FBO NTT Associates	$280.00	
$417.68		Unpaid Water Bill to Director of Finance		
		Water Escrow to R&P Water Escrow	$150.00	
		Homeowner's Insurance Premium (12 mo.) to Liberty Mutual Insurance	$1,802.00	
$3,450.00		Property Taxes (12 mo.) to Director of Finance		

Seller			Buyer	
Debit	Credit		Debit	Credit
$208,437.02	**$251,225.75**	**Subtotals**	**$273,536.14**	**$274,309.41**
		Due to Buyer	$773.27	
$42,788.73		Due to Seller		
$251,225.75	**$251,225.75**	**Totals**	**$274,309.41**	**$274,309.41**

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 R & P Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.

Fernan Balsalubre 10/27/26
Fernan Balsalubre — Date

Debut Reno LLC, a Maryland Limited Liability Company

By: , member 10/21/26
Michael Griesser, Member — Date

By: 10/21/26
Ryan Lenz, Member — Date

10/24/26
Settlement Agent — Date