Integrity Title & Escrow Company, LLC
ALTA Universal ID:
8 Greenspring Valley Road
Suite 200
Owings Mills, MD 21117
(410) 581-6861

ALTA Combined Settlement Statement

File #:	2026-MD-3747	**Property**	744 Bartlett Avenue Baltimore, MD 21218	**Settlement Date**	10/30/2026
Print Date & Time:	10/30/2026 at 03:57 PM EDT	**Buyer**	Sherie Donyea Turnage 226 South Caroline Street 207 Baltimore, MD 21231	**Disbursement Date**	10/30/2026
Escrow Officer:	Monzella S. Owings				
Settlement Location:	8 Greenspring Valley Road Suite 200 Owings Mills, MD, 21117	**Seller**	NexGen Pros LLC 9308 Cherry Hill Road Apt 619 College Park, MD 20740		
		Lender	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067		

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$145,000.00	Sale Price of Property	$145,000.00	
		Deposit		$1,500.00
		Loan Amount		$141,432.00
$4,350.00		Seller Credit		$4,350.00
		Principal Reduction to Borrower	$699.75	
		Prorations/Adjustments		
		Buy Back the Block		$15,000.00
	$280.86	City/Town Taxes 10/30/2026 to 12/31/2026	$280.86	
$8.14		Ground Rent 09/23/2026 to 10/30/2026		$8.14
		Loan Charges		
		2.957% of Loan Amount (Points) to Ameris Bank	$4,182.14	
		Processing Fees to Ameris Bank	$775.00	
		Underwriting Fees to Ameris Bank	$775.00	
		Abstract to Chicago Title/Title Wave	$270.00	
		Lien Certificate to Integrity Title & Escrow Company, LLC	$110.00	
		Qualia Connect Fee to Qualia	$65.00	
		Survey to NTT Associates, Inc.	$270.00	
		3rd Party Technology/Verification to Ameris Bank	$75.00	
		Appraisal Fee to Reggora Inc	$615.00	
		Appraisal Technology Fee to Reggora Inc ($45.00 POC by Borrower)		
		Credit Report Fee to XACTUS	$239.00	
		Flood Certification Fee to ICE Flood	$5.00	
		Mortgage Insurance Premium to Secretary of HUD	$2,432.50	
		Prepaid Interest ($22.76 per day from 10/30/2026 to 11/01/2026)	$45.52	
		Impounds		
		Homeowner's insurance $85.08 per month for 3 mo.	$255.24	
		Property taxes $138.06 per month for 2 mo.	$276.12	
		Aggregate adjustment		$308.22

Seller			Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
		Recording Fees	$180.00	
		---Deed: $60.00		
		---Mortgage: $120.00		
$725.00		Recordation Tax - City (Deed) to Director of Finance	$505.00	
$100.00		Recording Fee - Lien Release to Circuit Court for Baltimore City		
$1,087.50		Transfer Tax - City (Deed) to Director of Finance	$757.50	
$362.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
$395.00		Flat Fee Commission to Berkshire Hathaway HomeServices PenFed Realty		
$2,900.00		Listing Agent Commission to Berkshire Hathaway HomeServices PenFed Realty		
$3,625.00		Selling Agent Commission to Nexthome Leaders		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Chicago Title Insurance Company	$55.00	
		Title - Lender's Title Policy to Chicago Title Insurance Company	$499.84	
		Title - Settlement Fee to Integrity Title & Escrow Company, LLC	$325.00	
		Title Exam to Integrity Title & Escrow Company, LLC	$695.00	
		Title - Owner's Title Policy to Chicago Title Insurance Company	$716.50	
		Miscellaneous		
		Buyer's Agent Admin Fee to Nexthome Leaders	$595.00	
$150.00		FInal Water Bill to ITEC Escrow		
$39.00		GR Dues (September) to Joyce Penthouse Inc		
		Ground Rent Dues (March) to Joyce Penthouse Inc	$39.00	
$542.21		Open Water Charges to Director of Finance		
$200.00		Seller Closing Fee to Integrity Title & Escrow Company, LLC		
$35.00		Wire Fee to Integrity Title & Escrow Company, LLC		
		Homeowner's Insurance Premium to GEICO	$1,021.00	
$861.42		1st Half 26-27 Property Taxes to Director of Finance		
		2nd Half 26-27 Property Taxes to Director of Finance	$838.39	

Seller			Buyer	
Debit	Credit		Debit	Credit
$15,380.77	$145,280.86	**Subtotals**	$162,598.36	$162,598.36
		Due from Buyer		$0.00
$129,900.09		Due to Seller		
$145,280.86	$145,280.86	**Totals**	$162,598.36	$162,598.36

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 Integrity Title & Escrow Company, LLC to cause the funds to be disbursed in accordance with this statement.

Sherie Donyea Turnage — Date: 10/30/26

Nexgen Pros LLC, a Maryland limited liability company

By: _____ — Date: 10-28-26

Ahmad Radmanish, Sole Member

Settlement Agent — Date: 10/30/26