Cardinal Title Group, LLC
ALTA Universal ID: A45435
9801 Washingtonian Boulevard
Suite 600
Gaithersburg, MD 20878
(703) 896-5005

ALTA Combined Settlement Statement

File #:	MD-26A-3418-SC	**Property**	5829 The Alameda Baltimore, MD 21239	**Settlement Date**	09/18/2026
Print Date & Time:	09/18/2026 at 03:47 PM EDT	**Buyer**	Alicia Latoya Wilson 8809 Hawthorne Court 102 Laurel, MD 20708	**Disbursement Date**	09/18/2026
CD Agent:	Sara Cook				
Settlement Location:	9801 Washingtonian Boulevard Suite 600 Gaithersburg, MD, 20878	**Seller**	HEYG, LLC 8971 Fort Smallwood Road F Pasadena, MD 21122		
		Lender	First Heritage Mortgage, LLC 11325 Random Hills Road Suite 600 Fairfax, VA 22030		

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$236,000.00	Sale Price of Property	$236,000.00	
		Deposit		$1,200.00
		Loan Amount		$231,725.00
$14,000.00		Seller Credit		$14,000.00
		Gift funds		$4,300.00
	$2,000.00	Broker credit Samson		
		CAPITAL ONE	$3.12	
		Prorations/Adjustments		
	$2,751.32	City/Town Taxes 09/18/2026 to 07/01/2027	$2,751.32	
$23.61		Ground Rent 06/20/2026 to 09/18/2026		$23.61
$6.85		Water 09/15/2026 to 09/18/2026		$6.85
		Loan Charges		
		1% of Loan Amount (Points)	$2,317.25	
		Commitment Fee	$250.00	
		Processing Fee	$810.00	
		Underwriting Fee	$810.00	
		Deed Preparation Fee to Cardinal Title Group, LLC	$250.00	
$495.00		Lien Procurement Fee to Cardinal Title Group, LLC		
		Additional Appraisal	$300.00	
		Appraisal Fee ($585.00 POC by Borrower)		
		Credit Report Fee	$225.00	
		Flood Certification Fee	$9.50	
		Mortgage insurance Premium	$3,985.45	
		Prepaid Interest ($38.89 per day from 09/18/2026 to 10/01/2026)	$505.57	
		Impounds		
		Homeowner's insurance $72.75 per month for 3 mo.	$218.25	
		Property taxes $294.08 per month for 2 mo.	$588.16	
		Aggregate adjustment		$439.58

Seller			Buyer	
Debit	Credit		Debit	Credit
		Payoff(s)		
$153,377.19		Payoff to Renovo		
		Principal : $152,500.00		
		Interest : $667.19		
		Penalty : $10.00		
		Release : $200.00		
		Government Recording and Transfer Charges		
		Recording Fees	$120.00	
		---Deed: $60.00		
		---Mortgage: $60.00		
		---2nd Trust: $		
		e-Recording Fee (x2) to Simplifile	$10.50	
$1,180.00		Recordation Tax - City (Deed) to Director of Finance	$960.00	
$1,770.00		Transfer Tax - City (Deed) to Director of Finance	$1,440.00	
$590.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
$5,900.00		Listing Agent Commission to Compass		
$5,900.00		Selling Agent Commission to SAMSON PROPERTIES		
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to Old Republic National Title Insurance Company	$55.00	
		Title - Delivery Fee to Cardinal Title Group, LLC	$50.00	
$95.00		Title - Digital Archive Fee to Cardinal Title Group, LLC	$95.00	
		Title - Lender's Title Policy to Old Republic National Title Insurance Company	$812.00	
$50.00		Title - Payoff Processing Fee to Cardinal Title Group, LLC		
		Title - Processing Fee to Cardinal Title Group, LLC	$250.00	
		Title - Recording Service Fee to Cardinal Title Group, LLC	$40.00	
$35.00		Title - Release Tracking Reimbursement to Cardinal Title Group, LLC		
		Title - Settlement Fee (Buyer) to Cardinal Title Group, LLC	$495.00	
		Title - Title Review Fee to Cardinal Title Group, LLC	$200.00	
		Title - Title Search to Title Write	$390.00	
$25.00		Title - Wire Security Fee to Cardinal Title Group, LLC		
		Miscellaneous		
$495.00		Brokerage/Admin Fee to Compass		
		Brokerage/Admin Fee to SAMSON PROPERTIES	$495.00	
$52.52		Current water bill to Baltimore City Bureau of Revenue Collections		
$112.62		Lien Certificate to Cardinal Title Group, LLC		
		Termite/WDI Inspection Fee to PestNow	$49.00	
		Water Bill Escrow to Escrow	$250.00	
		Homeowner's Insurance Premium to State Farm	$873.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
$184,107.79	**$240,751.32**	**Subtotals**	**$255,608.12**	**$251,695.04**
		Due from Buyer		$3,913.08
$56,643.53		Due to Seller		
$240,751.32	**$240,751.32**	**Totals**	**$255,608.12**	**$255,608.12**

See signature addendum

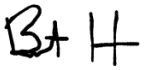
Signature Addendum

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 Cardinal Title Group, LLC to cause the funds to be disbursed in accordance with this statement.

Alicia Latoya Wilson — Date

HEYG, LLC, a Maryland Limited Liability Company

By:  09/18/2026

Brentin Hess, Managing Member — Date

Settlement Agent — Date

Certificate of Completion

ALTA Combined Settlement Statement on Order MD-26A-3418-SC

Summary

Envelope ID: MpmCzdDBSiuhACSwk

Envelope Sent: Sep 18 2026 03:49 PM EDT

Document Name: ALTA Combined Settlement Statement.pdf

Envelope Completed: Sep 18 2026 04:05 PM EDT

Document Pages: 3

Sender Name: Sara Cook

Total Initials: 0

Sender Email: scook@cardinaltitlegroup.com

Total Signatures: 1

IP Address: 72.196.248.41

Signer Events

Name: Brentin Hess	**Event Description**	**Date/Time**	**IP Address**
Email: brentin@brentinhess.com	Brentin Hess consented to eSigning agreement	12/30/2020 12:35 PM EST	71.244.233.18
	eSigning request sent to order parties by Sara Cook	09/18/2026 03:49 PM EDT	72.196.248.41
	Brentin Hess signed document	09/18/2026 04:05 PM EDT	50.232.180.66
	Final eSigned document stored in Qualia	09/18/2026 04:05 PM EDT	

Signature Addendum

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Alicia LaToya Wilson — Date: 9/18/26

HEYG, LLC, a Maryland Limited Liability Company

By: _____
Brentin Hess, Managing Member — Date

_____
Settlement Agent — Date