American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: TCE-425773-MD
Loan No.: 50038027 **ALTA Universal ID**
Printed Data & Time: 09/15/2026
Officer/Escrow Officer:
Settlement Agent: Title Clearing & Escrow, LLC
Settlement Location: 6102 S. Memorial Drive Tulsa, OK 74133

Property Address:
117 N Clinton St Baltimore, MD 21224
Buyer: Beanies Babies LLC
Seller: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST
Lender:

Settlement Date: 9/18/2026
Disbursement Date: 9/18/2026
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$85,000.00	Sale Price of Property	$85,000.00	
		Sale Price of Any Personal Property Included in Sale		
		Deposit		$2,000.00
		Loan Amount		
		Existing Loan(s) Assumed or Taken Subject to		
		Prorations/Adjustments		
		City/Town Taxes from 9/18/2026 to 6/30/2027	$2,129.95	
	$2,129.95	City/Town Taxes from 9/18/2026 to 6/30/2027		
		Loan Charges		

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		Impounds		
		Title Charges & Escrow / Settlement Charges		
		Title - Commitment Fee to Title Clearing & Escrow, LLC	$225.00	
$40.00		Title - Courier Fee to Title Clearing & Escrow, LLC		
		Title - Courier/Wire/Postage Fee (Bundled) to Title Clearing & Escrow, LLC	$80.00	
		Title - Lien Cert to Title Clearing & Escrow, LLC	$55.00	
$75.00		Title - Municipal Lien Search Update fee to Title Clearing & Escrow, LLC		
		Title - Recording Handling Fee to Circuit Court for Baltimore City	$65.00	
		Title - Recording Service Fee to Circuit Court for Baltimore City	$100.00	
$487.50		Title - Settlement Fee-Seller to Title Clearing & Escrow, LLC		
$90.00		Title - Tax Cert Update Fee to Title Clearing & Escrow, LLC		
		Title - Title Services to Title Clearing & Escrow, LLC	$595.00	
$40.00		Title - Wire Fees to Title Clearing & Escrow, LLC		
$460.00		Title - Owners Coverage Premium to Title Clearing & Escrow, LLC		
		Commission		
$1,500.00		Real Estate Commission Buyers Broker to Redfin Corporation	$425.00	
$1,712.50		Real Estate Commission Sellers Broker to Northrop Realty		
		Government Recording and Transfer Charges		
$24.25		Recording Fee - POA to Circuit Court for Baltimore City		
		Recording Fees Deed: $60.00 to Circuit Court for Baltimore City	$60.00	
		Transfer Tax Total to Circuit Court for Baltimore City	$2,550.00	
		Payoff(s)		
		Miscellaneous		
$850.00		Disposition Fee to Fay Servicing, LLC Disposition & Mgmt fees/Genstone Asset Dispos		
$30.00		Document Preparation Fee to CyberSygn		
$450.00		Management Fee to Fay Servicing, LLC Disposition & Mgmt fees/Genstone Asset Dispos		
$200.00		Offer Management to Radian REM LLC		
$425.00		Referral Fee to Genstone Realty		
$200.00		Tech Fee to Radian REM LLC		
$192.43		Water / Sewer to BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS		
Debit	**Credit**		**Debit**	**Credit**
$6,776.68	$87,129.95	**Subtotals**	$91,284.95	$2,000.00
		From Buyer		$89,284.95
$80,353.27		To Seller		
$87,129.95	$87,129.95	**Totals**	$91,284.95	$91,284.95

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Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize *Title Clearing & Escrow, LLC* to cause the funds to be disbursed in accordance with this statement.

Beanies Babies LLC

Kelisha Barham, Managing Member Date

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST

Michael Brooks

Date

09/17/2026

Escrow Officer Date

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Beanies Babies LLC

Kelisha Barham
Kelisha Barham (Sep 17, 2026 18:46:57 EDT)

Kelisha Barham, Managing Member — Date

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST

Date

09/17/2026

Escrow Officer — Date

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