American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.:
21-8771
Print Date & Time:
06/03/2021 02:34 PM
Officer/Escrow Officer:

Abode Settlement Group, LLC

10308B Baltimore National Pike
Ellicott City MD 21042

Settlement Location:
10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 1611 N Durham St., Baltimore, MD 21213
Buyer: Baltimore Excel 02 LLC
Seller: Donnell Guy
Lender:

Settlement Date: 6/ 4/2021
Disbursement Date: 6/4/2021
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		$9,000.00
Prorations/Adjustments		
City/Town Taxes from 6/4/2021 to 6/30/2021		$16.88
Miscellaneous		
Recording Escrow Fee to Escrow Account for Abode Settlement Group	$250.00	
tax sale verification to Abode Settlement Group, LLC	$650.00	
env citation 54913819 to Director of Finance	$300.00	
prp fee to Director of Finance	$297.20	
tax sale redemption 6/11 to Director of Finance	$8,157.79	
water bill to Director of Finance	$4,340.90	
buyer credit to Donnell Guy		$4,979.01
proceeds to donnell guy		$1,250.00

	Debit	Credit
Subtotals	$13,995.89	$15,245.89
Due From Borrower		
Due To Seller	$1,250.00	
Totals	**$15,245.89**	**$15,245.89**

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

Donnell Guy

Escrow Officer

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American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

File No./Escrow No.:
21-8771
Print Date & Time:
06/03/2021 10:54 AM
Officer/Escrow Officer:

Abode Settlement Group, LLC

10308B Baltimore National Pike
Ellicott City MD 21042

Settlement Location:
10308B Baltimore National Pike, Ellicott City MD 21042

Property Address: 1611 N Durham St., Baltimore, MD 21213
Buyer: Baltimore Excel 02 LLC
Seller: Donnell Guy
Lender:

Settlement Date: 6/ 4/2021
Disbursement Date: 6/4/2021
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	$9,000.00	
Deposit		$2,000.00
Prorations/Adjustments		
City/Town Taxes from 6/4/2021 to 6/30/2021	$16.88	
Title Charges & Escrow / Settlement Charges		
Abstract with Mortiles/ASG	$345.00	
Attorney Cet Fee with Deed Services, LLC	$395.00	
Closing Agent Fee with ASR/ASG/BancServ	$210.00	
Judgements and Review with Abode Settlement Group, LLC	$90.00	
Recording Service Fee with Mortiles/ASG/Simplifie	$40.00	
Title Exam Fee with Abode Settlement Group, LLC	$595.00	
Copies/Wire/Air Bill with Abode Settlement Group, LLC	$250.00	
Lien Certificates with DIRECTOR OF FINANCE/UPS	$125.00	
Owner's Policy with WFG National Title Insurance Company	$210.00	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	$120.00	
City Transfer Tax to Director of Finance	$360.00	
Recording Fees (Deed) to Circuit Court for Baltimore City	$60.00	
State Recordation Tax to Director of Finance	$240.00	
Miscellaneous		
capital requirements to UIG 2 LLC	$5,500.00	
Recording Escrow Fee to Escrow Account for Abode Settlement Group	$250.00	
capital requirements to REQUESTHOMEOFFER LLC	$9,500.00	

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Description	Borrower/Buyer	
	Debit	Credit
Tax escrow 21/22 property taxes to Abode Recording fbo SimpliFile	$298.99	

	Debit	Credit
Subtotals	$27,605.87	$2,000.00
Due From Borrower		$25,605.87
Due To Seller		
Totals	**$27,605.87**	**$27,605.87**

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

Baltimore Excel 02 LLC

By: _____

_____

Escrow Officer

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