American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.:
23-10146
Print Date & Time:
04/06/2023 09:19 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: 3401 Park Heights Ave, Baltimore, MD 21215
Buyer: Baltimroe Excel 05 LLC
Seller: Trey A Real-Estate LLC
Lender:

Settlement Date: 4/ 6/2023
Disbursement Date: 4/6/2023
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		$30,000.00
Prorations/Adjustments		
City/Town Taxes from 4/6/2023 to 6/30/2023		$78.40
Miscellaneous		
Recording Escrow Hold to Escrow Account for Abode Settlement Group	$750.00	
Misc Bill #9494741 to Director of Finance	$229.78	
22/23 property taxes to Abode Recording fbo SimpliFile	$378.26	
Open Water Bill to Director of Finance	$517.70	

	Debit	Credit
Subtotals	$1,875.74	$30,078.40
Due From Borrower		
Due To Seller	$28,202.66	
Totals	**$30,078.40**	**$30,078.40**

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

Trey A Real-Estate LLC

By: _____

_____
Escrow Officer

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American Land Title Association

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

File No./Escrow No.:
23-10146
Print Date & Time:
04/06/2023 11:16 AM
Officer/Escrow Officer:

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

Abode Settlement Group, LLC

10308B Baltimore National Pike
Ellicott City MD 21042

Property Address: 3401 Park Heights Ave, Baltimore, MD 21215
Buyer: Baltimore Excel 05 LLC
Seller: Trey A Real-Estate LLC
Lender:

Settlement Date: 4/ 6/2023
Disbursement Date: 4/6/2023
Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	$30,000.00	
Deposit		$2,500.00
Prorations/Adjustments		
City/Town Taxes from 4/6/2023 to 6/30/2023	$78.40	
Other Loan Charges		
Closing Agent Fee to ASG/ARS/Docusign	$210.00	
Title Charges & Escrow / Settlement Charges		
Abstract with Mortiles/ASG	$345.00	
Attorney Cet Fee with Deed Services, LLC	$85.00	
Recording Service Fee with Mortiles/ASG/Simplifie	$85.00	
Title Exam Fee with Abode Settlement Group, LLC	$695.00	
Copies/Wire/Air Bill with Abode Settlement Group, LLC	$150.00	
Lien Certificates with DIRECTOR OF FINANCE/UPS	$155.00	
Owner's Policy with FIRST NATIONAL TITLE INSURANCE COMPANY	$360.00	
Commission		
Assignment Fee to Ethic Development LLC	$1,250.00	
Government Recording and Transfer Charges		
State Transfer Tax to Circuit Court for Baltimore City	$175.00	
City Transfer Tax to Director of Finance	$525.00	
Recording Fees (Deed) to Circuit Court for Baltimore City	$60.00	
State Recordation Tax to Director of Finance	$350.00	
Miscellaneous		

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Description	Borrower/Buyer	
	Debit	Credit
Recording Escrow Hold to Escrow Account for Abode Settlement Group	$250.00	
Assignment Fee to HKR GROUP LLC	$1,250.00	
Assignment Fee to Better Housing LLC	$2,500.00	

	Debit	Credit
Subtotals	$38,523.40	$2,500.00
Due From Borrower		$36,023.40
Due To Seller		
Totals	**$38,523.40**	**$38,523.40**

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

Baltimore Excel 05 LLC

DocuSigned by:

By: Eyal Guigui

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Escrow Officer

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