

Sanctuary Title  
16a Bel Air South Parkway  
320  
Bel Air, MD 21015  
(410) 231-3555

ALTA Combined Settlement Statement

<b>File #:</b>	2023-1599	<b>Property</b>	1911 Grinnalds Avenue	<b>Settlement Date</b>	01/16/2024
<b>Prepared:</b>	01/16/2024		Baltimore, MD 21230	<b>Disbursement Date</b>	01/16/2024
<b>Attorney:</b>	Justin Noe	<b>Buyer</b>	Central Maryland Home Ventures, LLC		
		<b>Seller</b>	IGROWTH RP1 LLC		
		<b>Lender</b>	IGROWTH RP1 LLC		

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$109,700.00	Sales Price of Property	\$109,700.00	
		Deposit		\$5,000.00
\$78,280.68		Existing Loan(s) Assumed or Taken Subject to		\$78,280.68
		<b>Prorations/Adjustments</b>		
	\$587.71	City/Town Taxes 01/16/2024 to 06/30/2024	\$587.71	
		<b>Payoff(s)</b>		
		Payoff to Shellpoint Mortgage Company		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$60.00	
		---Deed: \$60.00		
		---Mortgage: \$0.00		
		Recordation Tax - City (Deed) to Director of Finance	\$1,100.00	
		Transfer Tax - City (Deed) to Director of Finance	\$1,645.50	
		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$548.50	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Abstract Search to Westcor Land Title Insurance Company/Sanctuary	\$200.00	
		Title - Attorney Title Review to Sanctuary Title	\$399.00	
		Title - Deed Preparation to Sanctuary Legal	\$299.00	
		Title - eDocs fee to Sanctuary Title	\$99.00	
		Title - Settlement Fee to Sanctuary Title	\$999.00	
		Title - Wire & Disbursement Fee to Sanctuary Title	\$50.00	
		Title - eRecording fee to Simplifile	\$4.75	
		Title - Lien Certificate Reimbursement to Sanctuary Title	\$56.31	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company	\$679.80	
		Title - Subject-to Transaction Fee to Sanctuary Title	\$1,000.00	
		<b>Miscellaneous</b>		
\$115.00		Concierge Signing to Precision Signing Agency		
\$35.00		Doc Shipping to Sanctuary Title		
\$250.00		Final Water Escrow to Sanctuary Title		
\$654.51		Final Water to Director of Finance		
		Legal - Financing Administration to Sanctuary Legal/Andrew D. Mandela, Esquire	\$1,000.00	
\$230.00		Notary Fee 2023-1534 to Precision Signing Agency		
		Referral Fee to DESTINED USA REALTY, LLC	\$2,500.00	
		Referral Fee to Wilson & Wilson Enterprise LLC	\$3,000.00	

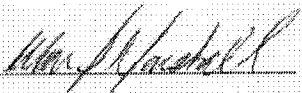
Seller			Buyer	
Debit	Credit		Debit	Credit
\$79,565.19	\$110,287.71	Subtotals	\$123,928.57	\$83,280.68
		Due from Buyer		\$40,647.89
\$30,722.52		Due to Seller		
\$110,287.71	\$110,287.71	Totals	\$123,928.57	\$123,928.57

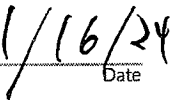
See signature addendum

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

Cent:  Maryland Limited Liability Company		IGROWTH RP1 LLC, a Maryland Limited Liability Company	
By: _____	01/16/2024	By: _____	_____
William J. Marshall, member	Date	Zoheb Babar, Owner	Date

	
Settlement Agent	Date

# Signature Addendum

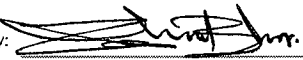
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Central Maryland Home Ventures, LLC, a Maryland Limited Liability Company

IGROWTH RP1 LLC, a Maryland Limited Liability Company

By: \_\_\_\_\_  
William J. Marshall, member Date

By:  OWNER 1/15/24  
Zoheb Babar, Owner Date

 \_\_\_\_\_  
Settlement Agent Date 1/16/24