

Endeavor Title, LLC
3500 Boston Street
Suite 412
Baltimore, MD 21224
(410) 666-3780

ALTA Combined Settlement Statement

File #:	22-10603	Property	3302 Cheverly Court	Settlement Date	11/22/2022
Prepared:	11/21/2022		Abingdon, MD 21009	Disbursement Date	11/22/2022
Escrow Officer:	Timothy Eichhorn, Agent	Buyer	Nupur Shah 20 Farmhaven Ave Edison, NJ 08820		
		Seller	India Plummer 615 Madison Chase Drive Lawrenceville, GA 30045		
		Lender	First National Bank of Pennsylvania 4140 East State Street Hermitage, PA 16148		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$215,000.00	Sales Price of Property	\$215,000.00	
		Loan Amount		\$107,500.00
		Lender Credit		\$434.38
		Prorations/Adjustments		
	\$231.31	County Taxes 11/22/2022 to 12/31/2022	\$231.31	
	\$21.19	HOA 11/22/2022 to 11/30/2022	\$21.19	
		Loan Charges		
		Loan Origination Fee to First National Bank of Pennsylvania	\$1,160.00	
		MERS Registration Fee to First National Bank of Pennsylvania	\$24.95	
		Appraisal Fee to Appraisal Logistics (\$650.00 POC by Borrower)		\$125.00
		Credit Report Fee to Factual Data (\$33.00 POC by Borrower)	\$0.25	
		Flood Certification Fee to CBCInnovis	\$10.00	
		PUD Questionnaire Fee to First National Bank of Pennsylvania	\$150.00	
		Tax Related Service Fee to First National Bank of Pennsylvania	\$83.50	
		Prepaid Interest (\$21.65 per day from 11/22/2022 to 12/01/2022)	\$194.85	
		Impounds		
		Homeowner's insurance \$72.00 per month for 2 mo.	\$144.00	
		Property taxes \$180.89 per month for 2 mo.	\$361.78	
		Aggregate adjustment		\$396.89
		Payoffs/Payments		
\$168,660.43		Payoff to US Bank		
		Principal : \$157,622.28		
		Interest : \$1,871.76		
		Release : \$50.00		
		Late Charge : \$928.76		
		Escrow Overdraft: \$1,324.55		
		Suspense Balance: \$-979.70		
		Mip: \$342.78		
		Recoverable Corp Advance Balance: \$7,500.00		
		Payoff to Department of Housing and Community Development		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
		---: \$		
\$709.50		Recordation Tax (County Deed Taxes) to Harford County	\$709.50	
\$1,075.00		Transfer Tax (County Deed Taxes) to Harford County	\$1,075.00	
\$537.50		Transfer Tax (State Deed Taxes) to Clerk of the Circuit Court	\$537.50	
		Commissions		
\$4,300.00		Listing Agent Commission to Mainland Realty		
\$5,375.00		Selling Agent Commission to Berkshire Hathaway HomeServices PenFed Realty		
		Title Charges		
		Title - Abstract Title Search to Endeavor Title, LLC	\$321.00	
		Title - CPL (Lender) to First American Title Insurance Company	\$45.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$362.00	
		Title - Settlement Fee to Endeavor Title, LLC	\$150.00	
		Title - Title Exam to Endeavor Title, LLC	\$325.00	
		Title - Owner's Title Policy to First American Title Insurance Company	\$1,161.00	
		Miscellaneous Charges		
\$85.00		Deed Preparation to Endeavor Title, LLC		
\$750.00		Final Water/Sewer Bill Escrow to Harford County Water & Sewer Dept		
		HOA Monthly Fee-December/January to Constant Friendship HOA	\$153.60	
\$76.40		HOA Monthly Fee-November, 2022 to Constant Friendship HOA		
		HOA Transfer Fee to Aspen Property Management	\$75.00	
\$225.00		Remote Notary Closing to Endeavor Title, LLC		
		Tax Lien Certificate to Endeavor Title, LLC	\$50.00	
\$50.00		Water Sewer Meter Reading to Harford County Water & Sewer Dept		
		Homeowner's Insurance Premium to Safeco Insurance	\$864.00	
		2nd Tax Installment to Harford County Treasurer	\$1,085.36	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$181,843.83	\$215,252.50	Subtotals	\$224,470.79	\$108,456.27
		Due from Buyer		\$116,014.52
\$33,408.67		Due to Seller		
\$215,252.50	\$215,252.50	Totals	\$224,470.79	\$224,470.79

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


Nupur Shah

11/22/22
Date

India Plummer

Date


Settlement Agent

11/22/22
Date