

Title & Escrow Company ALTA
Universal ID:
Chevy Chase, MD

File No./Escrow No.: February 13, 2026 10:11 am
 Print Date & Time:
 Officer/Escrow Officer: Arlington, VA
 Settlement Location:

 Property Address: Arlington,VA

 Borrower: Arlington, VA

 Seller: Burke, VA 22015
 QRS Mortgage, Inc. dba QRS Home Loans

 Lender:
 Loan Number:
 Settlement Date : February 20, 2026
 Disbursement Date : February 20, 2026

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	287,500.00	Sale Price of Property	287,500.00	
		Deposit		10,000.00
		Loan Amount		230,000.00
7,500.00		Seller Credit		7,500.00
		Lender Credits from QRS Mortgage, Inc. dba QRS Home Loans		14.00
		Prorations/Adjustments		
	332.37	Condo Assessments 02/20/26-02/28/26	332.37	
422.61		County Taxes 01/01/26-02/20/26		422.61
		Loan Charges to QRS Mortgage, Inc. dba QRS Home Loans		
		Admin Fee- Lender	725.00	
		Appraisal Desk Fee	50.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to QRS Mortgage, Inc. dba QRS Home Loans (continued)		
		Condo Review Fee	250.00	
		Processing Fee	825.00	
		Tax Service Fee	70.00	
		Appraisal Fee to XYZ Appraisals LLC \$650.00 paid outside closing by Borrower		
		Credit Report to Xactus	60.00	
		Credit Valuation Bundle to Xactus	385.00	
		Prepaid Interest \$38.60 per day from 02/20/26 to 03/01/26 CMG Mortgage, Inc. dba CMG Home Loans	347.40	
		Impounds		
		Homeowner's Insurance to QRS Mortgage, Inc. dba QRS Home Loans 3.000 Months at \$35.08/month	105.24	
		Property Taxes to QRS Mortgage, Inc. dba QRS Home Loans 6.000 Months at \$251.11/month	1,506.66	
		Aggregate Adjustment to QRS Mortgage, Inc. dba QRS Home Loans		105.24
		Title Charges and Escrow/Settlement Charges		
		CPL to WFG National Title Insurance Company	35.00	
		Lender's Title Insurance to Title & Escrow Company Coverage: \$230,000.00 Disclosed Premium: \$690.00 Version: ALTA Expanded Coverage Residential Loan Policy (07/01/21)	690.00	
		Settlement Fee to Title & Escrow Company	1,275.00	
550.00		Settlement Fee (Seller) to Title & Escrow Company		
		Title Search/Abstract to Title & Escrow Company	275.00	
		Owner's Title Insurance to Title & Escrow Company Coverage: \$287,500.00 Disclosed Premium: \$422.20 Version: ALTA Homeowners Policy (07/01/21)	422.20	
		Commissions		
8,625.00		Commission - Listing Agent to Generic		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Commissions (continued)		
		Properties		
8,625.00		Commission - Selling Agent to New Properties, LLC		
395.00		Flat Fee (Seller) to Generic Properties		
		Government Recording and Transfer Charges		
		Recording Fees to Clerk of the Circuit Court	107.00	
583.40		Grantor's Tax to Clerk of the Circuit Court	0.00	
		State/County Recordation Tax (Mortgage) to Clerk of the Circuit Court	766.67	
292.00		State/County Transfer Tax (Deed) to Clerk of the Circuit Court	972.33	
		Miscellaneous		
250.00		Deed Prep Fee to Tanny Law, PLLC		
		Homeowner's Insurance Premium 12 months	421.00	
		HOA March Dues to ABC Condominium	1,034.03	
		HOA Move In Deposit to DEF Community Management	75.00	
		HOA Move In Fee to DEF Community Management	150.00	
		HOA Post Closing Fee to DEF Community Management	70.66	
		REAL Credit from Title Company		100.00
Seller			Borrower	
Debit	Credit		Debit	Credit
27,243.01	287,832.37	Subtotals	298,450.56	248,141.85
		Due from Borrower		50,308.71
260,589.36		Due to Seller		
287,832.37	287,832.37	Totals	298,450.56	298,450.56