

File #:
Print Date & Time:
Licensed Settlement Agent:
Settlement Location:

MD-26-30700
06/01/2026 at 01:09 PM EDT
Matthew E. Landsberg
805 North Patterson Park Avenue
Baltimore, MD, 21205

Property
Buyer
Seller
Lender

805 North Patterson Park Avenue
Baltimore, MD 21205
Jazz Jordan
6126 Green Meadow Pkwy
Apt A
Baltimore, MD 21209
Opening Doors, LLC
155 Potomac Passage
UNIT 414
Oxon Hill, MD 20745
CrossCountry Mortgage, LLC
8840 Stanford Boulevard
Suite 4100
Columbia, MD 21045

Settlement Date
Disbursement Date

06/01/2026
06/01/2026

Seller					Buyer	
Debit	Credit		Debit	Credit		
		Financial				
	\$280,000.00	Sale Price of Property	\$280,000.00			
		Deposit		\$2,700.00		
		Loan Amount		\$271,600.00		
\$8,400.00		Seller Credit		\$8,400.00		
		DPA Smart Start		\$4,000.00		
		Prorations/Adjustments				
	\$140.63	City/Town Taxes 06/01/2026 to 07/01/2026	\$140.63			
		Loan Charges				
		1.907% of Loan Amount (Points)	\$5,179.41			
		Processing Fee	\$995.00			
		Underwriting Fee	\$895.00			
		Appraisal Fee to BlueBird Valuation A Class Valuation (\$675.00 POC by Borrower)				
		Credit Report Fee to Corelogic Credco	\$123.55			
		Flood Certification Fee to Corelogic	\$5.00			
		Loan Safe Report to Corelogic Credco	\$6.30			
		SSN to Corelogic Credco	\$4.65			
		Prepaid Interest (\$47.44 per day from 06/01/2026 to 07/01/2026)	\$1,423.20			
		Impounds				
		Homeowner's insurance \$221.50 per month for 3 mo.	\$664.50			
		Property taxes \$148.34 per month for 3 mo.	\$445.02			
		Aggregate adjustment		\$369.84		
		Government Recording and Transfer Charges				
\$120.00		Recording Fees				
		---Deed: \$60.00				
		---Mortgage: \$60.00				

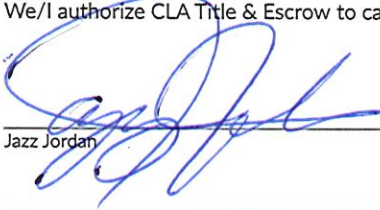
Seller			Buyer	
Debit	Credit		Debit	Credit
		E-Recording Fee to Simplifile	\$9.50	
\$2,580.00		Recordation Tax - City (Deed) to Director of Finance		
\$4,200.00		Transfer Tax - City (Deed) to Director of Finance		
\$1,400.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$7,000.00		Listing Agent Commission to RE/MAX Excellence Realty		
\$7,000.00		Selling Agent Commission to Compass		
		Title Charges & Escrow / Settlement Charges		
		Title - Buyer Notary Fee to Brenda Leigh Wells	\$200.00	
		Title - Abstract/Title Search Fee to Fidelity National Title Insurance Company/CLA Title & Escrow	\$350.00	
		Title - CPL (Lender) to Fidelity National Title Insurance Company	\$55.00	
\$59.00		Title - Document Fee to CLA Title & Escrow/Qualia	\$59.00	
\$205.00		Title - Document Preparation to CLA Title & Escrow/Attorney		
		Title - Lender's Title Policy to Fidelity National Title Insurance Company	\$950.40	
\$75.00		Title - Pacer/Judgment Search Fee to National Title Resource	\$75.00	
\$425.00		Title - Processing Fee to CLA Title & Escrow	\$950.00	
\$150.00		Title - Seller Notary Fee - RON SIGNING to Nikole Aguilera		
		Title - Tax Service Fee to Title Phase LLC	\$10.00	
		Title - Owner's Title Policy to Fidelity National Title Insurance Company	\$1,113.92	
		Miscellaneous		
		CURRENT WATER BILL to Director of Finance - Baltimore City (\$213.16 POC by Seller)		
\$56.31		Lien Search Fee to CLA Title & Escrow		
\$699.00		Listing Agent Admin Fee to RE/MAX Excellence Realty		
		Personal Debt- Bank of America Revolving Credit Payoff to Bank of America	\$7.19	
		Personal Debt-American Express to Revolving Credit Payoff to American Express	\$2.26	
		Selling Agent Admin Fee to Compass	\$495.00	
\$400.00		Water Escrow to CLA Title & Escrow/Water Company		
		Homeowner's Insurance Premium to Progressive by Homesite	\$2,658.00	
		Estimated 2026-2027 Semi-Annual Real Estate Taxes (7/1/26-12/31/26) to HOLD BY CLA TITLE	\$890.04	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$32,769.31	\$280,140.63	Subtotals	\$297,707.57	\$287,069.84
		Due from Buyer		\$10,637.73
\$247,371.32		Due to Seller		
\$280,140.63	\$280,140.63	Totals	\$297,707.57	\$297,707.57

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 CLA Title & Escrow to cause the funds to be disbursed in accordance with this statement.


Jazz Jordan
Date 6/1/26

Opening Doors, LLC, a Maryland Limited Liability Company

By: _____
Virginia D. Phillips, Sole Member
Date


Settlement Agent
Date 6/1/2026

Signature Addendum

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6/1/2026

Opening Doors, LLC, a Maryland Limited Liability Company

Jazz Jordan

Date

Virginia D. Phillips, Sole Member

Virginia D. Phillips, Sole Member

Date

Phillips

Settlement Agent

6/1/2026

Date