

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	6/24/2026	Borrower	Hailey Brianna Haglid	Loan Term	30 years
Closing Date	6/25/2026		124 N Maple Ave	Purpose	Purchase
Disbursement Date	6/25/2026		Ridgewood, NJ 07450	Product	Fixed Rate
Settlement Agent	Definitive Title, LLC	Seller	Emily Farmer	Loan Type	☒ Conventional ☐ FHA
File #	2026-MD-2224		222 S COLLINGTON AVE		☐ VA ☐
Property	222 S COLLINGTON AVE		BALTIMORE, MD 21231	Loan ID #	26323746
	BALTIMORE, MD	Lender	Luminate Bank	MIC #	
Sale Price	\$366,247.99				

Loan Terms		Can this amount increase after closing?
Loan Amount	\$216,248	NO
Interest Rate	6.49 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,365.41	NO
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments			
Payment Calculation	Years 1-30		
Principal & Interest			\$1,365.41
Mortgage Insurance	+		0
Estimated Escrow <i>Amount can increase over time</i>	+		590.99
Estimated Total Monthly Payment	\$1,956.40		
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See page 4 for details</i>	\$590.99 Monthly	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES

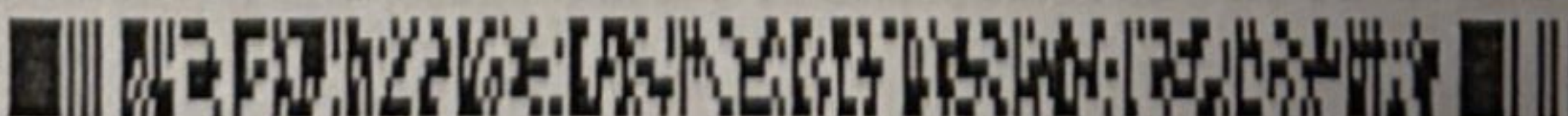
Costs at Closing	
Closing Costs	\$19,114.87 Includes \$5,949.95 in Loan Costs + \$13,164.92 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$153,560.62 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$2,275.45				
01 0.132 % of Loan Amount (Points)	\$285.45				
02 Processing Fees	\$995.00				
03 Underwriting Fees	\$995.00				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$1,084.00				
01 Appraisal Fee to Single Source Valuations, LLC		\$580.00			
02 Credit Report to Informative Research	\$264.00				
03 Verification Services Fee to Informative Research	\$240.00				
04					
05					
06					
07					
08					
09					
C. Services Borrower Did Shop For	\$2,590.50				
01 Title - Closing Protection Letter to Definitive Title	\$55.00				
02 Title - Courier Fee to Definitive Title	\$150.00				
03 Title - Deed Preparation to Definitive Title	\$150.00				
04 Title - Lender's Title Insurance to Definitive Title	\$759.50				
05 Title - Searches and Exams to Definitive Title	\$1,021.00				
06 Title - Settlement Fee to Definitive Title	\$395.00				
07 Title - Title- eRecording Fees to Definitive Title	\$35.00				
08 Title - Title- Technology Fee to Definitive Title	\$25.00				
D. TOTAL LOAN COSTS (Borrower-Paid)	\$5,949.95				
Loan Costs Subtotals (A + B + C)	\$5,369.95	\$580.00			

Other Costs					
E. Taxes and Other Government Fees	\$4,479.36				
01 Recording Fees Deed: \$60.00 Mortgage: \$60.00	\$120.00				
02 City/County Tax/Stamps to County Clerk	\$2,746.86		\$2,746.86		
03 Transfer Taxes to County Clerk	\$1,612.50		\$1,832.50		
F. Prepays	\$4,757.24				
01 Homeowner's Insurance Premium (12 mo.) to Liberty Mutual Insurance	\$1,407.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$38.45 per day from 6/25/26 to 7/1/26)	\$230.70				
04 Property Taxes (6 mo.) to Baltimore Tax Collector - 1st Half due July 20	\$3,119.54				
05					
G. Initial Escrow Payment at Closing	\$1,181.98				
01 Homeowner's Insurance \$117.25 per month for 3 mo.	\$351.75				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$473.74 per month for 3 mo.	\$1,421.22				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$590.99				
H. Other	\$2,746.34				
01 Borrower's Attorney Fee to Christopher Goebel Esq	\$50.00				
02 Broker Admin Fee to Compass	\$490.00				
03 Broker Admin Fee to Cummings & Co Realtors			\$595.00		
04 Real Estate Commission to Cummings & Co Realtors			\$10,987.44		
05 Real Estate Commission to Compass			\$9,156.20		
06 Survey Fee to NTT Associates	\$275.00				
07 Title - Owner's Title Insurance (optional) to Definitive Title	\$1,781.34				
08 Water Fee to ESC	\$150.00				
I. TOTAL OTHER COSTS (Borrower-Paid)	\$13,164.92				
Other Costs Subtotals (E + F + G + H)	\$13,164.92				

J. TOTAL CLOSING COSTS (Borrower-Paid)	\$19,114.87				
Closing Costs Subtotals (D + I)	\$18,534.87	\$580.00	\$25,318.00		
Lender Credits					



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$14,649.00	\$19,114.87	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$580.00	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$150,000.00	\$149,999.99	YES · You decreased this payment. See details in Section K and L.
Deposit	-\$15,000.00	-\$15,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	\$25.76	YES · See details in Section K and Section L.
Cash to Close	\$149,649.00	\$153,560.62	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$384,860.76
01 Sale Price of Property	\$366,247.99
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$18,534.87
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 06/25/26 to 06/30/26	\$77.90
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$231,300.14
01 Deposit	\$15,000.00
02 Loan Amount	\$216,248.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
Other Credits	
06	
07	
Adjustments	
08	
09	
10 Lender Credit to Closing Costs	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15 Metered Water 5/23/2026-6/25/2026 05/23/26 to	\$52.14
16	
17	

CALCULATION

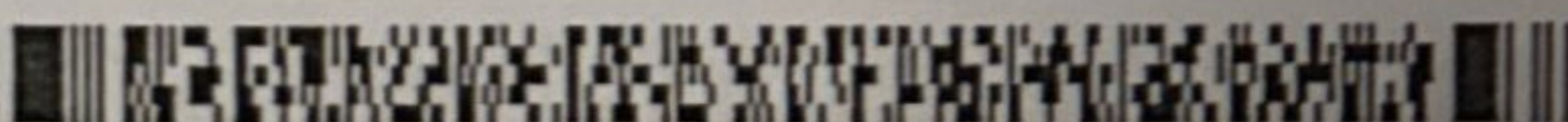
Total Due from Borrower at Closing (K)	\$384,860.76
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$231,300.14
Cash to Close ☒ From ☐ To Borrower	\$153,560.62

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$366,325.89
01 Sale Price of Property	\$366,247.99
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 06/25/26 to 06/30/26	\$77.90
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$135,838.04
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$25,318.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$110,467.90
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17 Metered Water 5/23/2026-6/25/2026	\$52.14
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$366,325.89
Total Due from Seller at Closing (N)	-\$135,838.04
Cash ☐ From ☒ To Seller	\$230,487.85



Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- ☐ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☒ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☒ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in

222 S COLLINGTON AVE, BALTIMORE, MD 21231-2627

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow

Escrowed Property Costs over Year 1	\$6,500.89	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i>
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$1,181.98	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$590.99	The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$497,731.19
Finance Charge. The dollar amount the loan will cost you.	\$278,858.69
Amount Financed. The loan amount available after paying your upfront finance charge.	\$212,691.85
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.65 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	127.415 %

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

☐ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Luminate Bank		Compass	Cummings & Co Realtors	Definitive Title, LLC
Address	1615 South Congress Ave. Suite 103 Office 169 Delray Beach, FL 33445		921 East Fort Ave Baltimore, MD 21230	2314 Boston St Baltimore, MD 21224	754 Washington Blvd Baltimore, MD 21230
NMLS ID	1281698				
MD License ID	150953		5006169	579890	99924741
Contact	Charles Shulman		Shane Splitt	Trent R Waite	Jessica Corle Simmons
Contact NMLS ID	21573				
Contact MD License ID			5006169	611075	
Email	charles.shulman@luminate.bank		shane.splitt@compass.com	trwaite@gmail.com	jessicac@definitivetitle.com
Phone	201-251-8282		410-440-2356	410-627-4591	443-874-5900

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Hailey Brianna Haglid

Date

