



FILE NO.
MD2105633

PROPERTY
1625 Woodbourne Ave, Baltimore, MD 21239

Master Settlement Statement

SETTLEMENT AGENT

Zillow Closing, LLC
1250 Broadway 12th Floor, Suite 1207,
New York, NY 10001

CLOSING DATE

May 29, 2026

DISBURSEMENT DATE

May 29, 2026

BUYER(S)

Jodi-Ann Batchelor

SELLER(S)

Commercial Acquisitions, LLC, a limited liability company

SELLER		CHARGES	BUYER	
DEBIT	CREDIT		DEBIT	CREDIT
FINANCIAL CONSIDERATION				
	\$234,500.00	Sale Price	\$234,500.00	
		Loan Amount		\$214,743.00
		Earnest Money Deposit		\$2,500.00
LOAN CHARGES TO LENDER				
		Underwriting Fee	\$750.00	
		Processing Fees	\$750.00	
		Prepaid Interest from 05/29/26 to 06/01/26 @ \$36.04/day to	\$108.12	
		Homeowner's Insurance Premium for 3 mo. @ \$98.00/mon	\$294.00	
		Property Taxes for 2 mo. @ \$311.01/mon	\$622.02	
		Aggregate Adjustment		\$507.01
OTHER LOAN CHARGES				
		Appraisal Fee to Reggora Inc \$615.00 paid outside closing by buyer		
		Appraisal Technology Fee to Reggora Inc \$45.00 paid outside closing by buyer		
		Flood Certification to ICE Flood	\$5.00	
		Mortgage Insurance Premium to Secretary of HUD	\$3,693.37	
		Credit Report to XACTUS	\$239.00	



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SELLER		CHARGES	BUYER	
DEBIT	CREDIT		DEBIT	CREDIT
		ESCROW/TITLE CHARGES		
		Title - Title endorsement 8.1-06 to Zillow Closing, LLC	\$0.00	
		Title - Title endorsement 9-06 to Zillow Closing, LLC	\$0.00	
		Title - Standard Lender's Title policy to Zillow Closing, LLC	\$757.00	
\$0.00		Title - Settlement Fee to Zillow Closing, LLC	\$800.00	
		Title - Closing Protection Letter Lender to Zillow Closing, LLC	\$55.00	
		Title - Document Preparation to Zillow Closing, LLC FBO Bundle	\$65.00	
		Title - Homeowners policy to Zillow Closing, LLC	\$507.00	
\$116.42		Title - Municipal Lien Search to Zillow Closing, LLC FBO Rexera		
		RECORDING FEES AND TRANSFER TAXES		
		Recording Fees Deed to Zillow Closing, LLC	\$60.00	
		Recording Fees Mortgage to Zillow Closing, LLC	\$60.00	
		DPA Second to Zillow Closing, LLC	\$60.00	
\$60.00		** Recording Fees Certified Redemption Deed to Zillow Closing, LLC		
\$1,172.50		City Recordation Tax to Zillow Closing, LLC	\$952.50	
\$586.25		State State Transfer Tax to Zillow Closing, LLC		
\$1,758.75		City City Transfer Tax to Zillow Closing, LLC	\$1,428.75	
		PRORATIONS/ADJUSTMENTS		
	\$321.37	Adjustments for Items Paid by Seller in Advance: County Taxes from 05/30/26 to 06/30/26 based on Annual amount of \$3,665.65	\$321.37	
	\$25.23	Adjustments for Items Paid by Seller in Advance: Assessments from 05/30/26 to 06/14/26 based on Monthly amount of \$48.88	\$25.23	



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SELLER		CHARGES	BUYER	
DEBIT	CREDIT		DEBIT	CREDIT
		COMMISSIONS/OTHER		
		Homeowner's Insurance for 12 mo. to Liberty Mutual Insurance	\$1,176.00	
		HOLDBACK County Property Taxes plus 15% for 6 mo. to Baltimore City Bureau of Revenue Collections	\$2,117.83	
\$48.88		Utilities- Water to City of Baltimore Bureau of Revenue Collections		
\$1,641.50		Listing Agent Commission to Houwzer, Inc.		
\$5,862.00		Buyer Agent Commission to Keller Williams Capital Properties - DC		
\$3,048.50		Referral Fee to Roofstock Realty LLC		
		Realtor Admin Fee to Keller Williams Capital Properties - DC	\$350.00	
		Other Credit to MD CDA HOMESTART 6% DPA \$12884.00 paid on behalf of buyer		\$12,884.00
\$14,294.80	\$234,846.60	SUBTOTALS	\$249,697.19	\$230,634.01
		BALANCE DUE FROM BUYER		\$19,063.18
\$220,551.80		BALANCE DUE TO SELLER		
\$234,846.60	\$234,846.60	TOTALS	\$249,697.19	\$249,697.19

Settlement Agent Signature

Jodi-Ann Batchelor

Stephen Hogue as an Authorized Signatory for
Commercial Acquisitions, LLC, a limited liability
company