CHALET Settlements

Buyer/Borrower Contact Sheet

File #: 2026-1-3115

Buyer/Borrower: Brian Alexis Medrano

Property Address: 2138 Whistler Avenue, Baltimore, MD 21230

Mailing Address: ____________________

Primary Contact Phone #: ____________________ (home, office, or cell)

Secondary Contact Phone #: ____________________ (home, office, or cell)

Email Address: ____________________

WATER METER READING:__________

Corrections or Notes:

All Buyers acknowledge, understand, and agree that they will own the Property as:

CHALET Settlements

9211 Corporate Blvd. Ste 255, Rockville, MD 20850
Office (301)798-9447 Fax (301)978-9154
www.ChaletSettlements.com

Purchaser(s)/Borrower(s):
Brian Alexis Medrano

Property:
2138 Whistler Avenue
Baltimore, MD

TENANCY FOR TITLE DEED: Please **initial** your selection:

__________ **JOINT TENANTS:** Each purchaser obtains an undivided, equal interest in the property and each has reciprocal rights of survivorship.

__________ **TENANTS IN COMMON:** Each purchaser obtains a certain undivided percentage interest in the property (the interest may be split in equal or unequal portions). Unlike a joint tenancy, tenants in common do not have reciprocal rights of survivorship. If a tenant in common dies, his or her interest will pass according to the terms of his or her Last Will and Testament, or under the laws of intestate succession if he/she does without a Will. Unless otherwise set forth, a tenancy in common is presumed to create equal undivided interests. Purchasers may indicate a different breakdown as follows:
Buyer No.1 ________%; Buyer No.2 _______%; Buyer No.3 ______%; Buyer No.4 ________%;

__________ **TENANTS BY THE ENTIRETY:** Undivided ownership by spouses with rights of survivorship in surviving spouse.

BM **SOLE OWNERSHIP:** 100% title vested in purchaser

__________ **TRUST OWNERSHIP:** Title vested in Purchaser(s) Trust.

Dated this June 9, 2026

Brian Alexis Medrano

STATE OF MD
COUNTY OF Balt. City, to wit:

Sworn to and subscribed before me by Brian Medrano on this 9 day of June, 20 26

(SEAL)
Signature of Notary Public

My Commission Expires:

MICHAEL ALEXANDER GUY
NOTARY PUBLIC
STATE OF MARYLAND
EXPIRES APRIL 24, 2030

The attached Deed has been reviewed and verified:

Carolina

Processor

PRIVACY POLICY

Title V of the Gramm-Leach Bliley Act (GLBA) and the laws of the states in which we perform settlement services generally prohibit us from sharing nonpublic personal information about you with a third party unless we provide you with this notice of our privacy policies and practices, such as the type of information that we collect about you and the categories of persons or entities to whom that information may be disclosed. In compliance with the GLBA and state laws, we are providing you with this document, which notifies you of the privacy policies and practices of Community Closing Network and its subsidiary companies.

OUR PRIVACY POLICIES AND PRACTICES

Information we collect and sources from which we collect it:

We do not collect any nonpublic personal information about you other than the following:
Information we receive from you, or from your attorney, or other representatives on applications or other forms.

- Information about your transactions with us, our affiliates and/or our agents.
- In addition, we may collect other nonpublic personal information about you from individuals and companies other than those proposed for coverage.
- Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional information will be collected about you.

Information we disclose to third parties:
In the course of our general business practices, we may disclose the information that we collect (as described above) about you or others without your permission to the following types of institutions for the reasons described:

- To a third party such as a surveying, real estate tax research, or municipal data firm, if the disclosure will enable that party to perform a business, professional or insurance function for us;
- To an insurance institution, agent, or credit reporting agency in order to detect or prevent criminal activity, fraud or misrepresentation in connection with an insurance transaction;
- To an insurance institution, agent, or credit reporting agency for either this company or the entity to whom we disclose the information, to perform a function in connection with an insurance transaction involving you;
- To an insurance regulatory authority, law enforcement, or other governmental authority in order to protect our interests in preventing or prosecuting fraud, or if we believe that you have conducted illegal activities;

The disclosures described above are permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH AFFILIATES OR NON-AFFILIATED THIRD PARTIES FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Brian Alexis Medrano

SETTLEMENT AGREEMENT AND
CLOSING DISCLOSURE ACKNOWLEDGEMENT

Purchaser(s)/Borrower(s):
Brian Alexis Medrano

Property:
2138 Whistler Avenue
Baltimore, MD

Seller(s)/Owner(s):
Magenta Capital LLC

Lender:
Rocket Mortgage, LLC

In reference to this case, the undersigned does agree, understand and affirm to the best of his/her knowledge that:

1. **ACKNOWLEDGEMENT OF RECEIPT:** The Purchaser(s)/Borrower(s) do hereby acknowledge receipt of a copy of the Closing Disclosure and do approve and accept the same as a correct representation of the agreement. Chalet Settlements ("Settlement Agent") has no liability for matters not appearing of record subsequent to the date of the title examination. The parties hereby acknowledge notification that Chalet Settlements LLC, as the title insurance agent, receives a commission on the insurance premium.
2. The Purchaser(s)/Borrower(s) hereby acknowledge and consent that all computations and adjustments are subject to final audit and that Chalet Settlements LLC may make subsequent adjustments. In the event any information or computation contained on the Closing Disclosure proves incorrect or if any monies prove insufficient, the parties agree to pay or reimburse Chalet Settlements LLC all additional money required to complete settlement. If any legal action is required to collect any such sums or any other amounts which constitute liens or encumbrances against the property, the parties agree to pay all costs and reasonable attorney fees. Chalet Settlements LLC is not responsible for the accuracy of information furnished regarding water and sewer charges, taxes and assessments, payoff information or other similar information provided by third parties
3. Purchasers are obligated to confirm that the property has been transferred on the State and County records and that the Purchaser or their lenders receive assessment and taxation notices and tax bills. The Purchasers are also responsible for contacting the appropriate homeowner's association(s) and/or condominium association(s) to update their records and obtain requisite statements for dues and notices.
4. **THIRD PARTY INFORMATION:** The parties understand and agree that the accuracy of third-party information furnished to Chalet Settlements as to contract provisions, water and sewer charges, taxes, assessments, HOA/Condo charges, liens, balances on notes secured by mortgages, deeds of trust, and other evidence of indebtedness, as well as the amount of the escrow funds, lender charges, and similar items are not guaranteed by Chalet Settlements Chalet Settlements does not guarantee the accuracy of this information and parties acknowledge that they will be responsible as to any discrepancies affecting them.
5. The Purchaser(s)/Borrower(s) hereby acknowledge and consent that Chalet Settlements LLC shall incur no liability for matters affecting title not of record as of the date when the title to the property was examined and reviewed by Chalet Settlements LLC .
6. **LIABILITY**: It is understood and agreed that Chalet Settlements has no liability, express or implied, for rights of any parties in possession, notices of and/or actual violations of governmental orders or requirements, if any, issued by any department, office, or other authority of local, state, county, or federal government as to occupancy, zoning, and /or similar laws, notices of, and/or actual violations of applicable HOA/Condominium regulations, covenants or requirements, truth-in-lending or consumer protections regulations, and/or ordinances.
7. **CLOSING CONDITIONS**: The Purchaser(s)/Borrower(s) and Seller(s)/Owner(s) agree that settlement is not complete until the following conditions have been met:
   a. All funds in the form of wire have been received;

b. All documents [both Purchaser(s)/Borrower(s) and Seller(s)/Owner(s)] have been properly executed, acknowledged and delivered;
c. All lender's requirements, if any, have been fulfilled; and
d. The title search to the property has been brought current to the time of recordation.

8. **ADJUSTMENTS:** The parties acknowledge that all computations and entries on this Closing Disclosure are subject to final audit. The parties therefore understand and agree that Chalet Settlements may make any subsequent corrections and/or proper adjustments in the event any information and/or items on the Closing Disclosure are incorrect, or if funds collected or any item prove to be insufficient and agree to pay and/or reimburse Chalet Settlements any further sums found to be due. If any legal action is required to collect any such sums, the parties agree to pay Chalet Settlements all costs and reasonable attorney's fee directly resulting from necessary collection actions by Chalet Settlements
9. **CORRECTION AGREEMENT – LIMITED POWER OF ATTORNEY:** The undersigned Purchaser(s)/Borrower(s) and Seller(s)/Owner(s), for and in consideration of the Lender funding the closing of the loan and /or Settlement Agent closing this transaction, agree that, if requested by the Lender and/or Chalet Settlements to fully cooperate and adjust all typographical or clerical errors discovered in any or all of the closing documentation presented at settlement and to sign any additional documents required by the Lender and or Settlement Agent. The undersigned appoint Chalet Settlements and its authorized representatives as their attorney-in-fact, to correct any such errors, place out initials on documents where changes are made, and/or sign our names to any document or form.
10. **MAHT/RESA/INTEREST DISCLOSURE: The parties hereby direct and acknowledge that, unless funds are required by applicable law to be deposited into a MAHT or RESA Account. All funds received in this transaction shall be deposited into the Chalet Settlements Trust Account at Capital Bank. This account contains only funds received by Chalet Settlements in connection with this and other settlement transactions.**
11. **CERTIFICATE OF TRUE IDENTITY:** The undersigned do(es) certify and agree that they are the actual parties of record to this transaction and that the representations made to the Settlement Agent with regard to identity are true and correct. The parties agree to present to Settlement Agent and provide copies of valid photo identification cards issued by the United States or a State Governmental Agency.

12. **TENANCY FOR TITLE DEED:** Please **initial** your selection:

__________ **JOINT TENANTS:** Each purchaser obtains an undivided, equal interest in the property and each has reciprocal rights of survivorship.

__________ **TENANTS IN COMMON:** Each purchaser obtains a certain undivided percentage interest in the property (the interest may be split in equal or unequal portions). Unlike a joint tenancy, tenants in common do not have reciprocal rights of survivorship. If a tenant in common dies, his or her interest will pass according to the terms of his or her Last Will and Testament, or under the laws of intestate succession if he/she does without a Will. Unless otherwise set forth, a tenancy in common is presumed to create equal undivided interests. Purchasers may indicate a different breakdown as follows:
Buyer No.1 ________ %; Buyer No.2 _______%; Buyer No.3 ______%; Buyer No.4 ________%;

__________ **TENANTS BY THE ENTIRETY:** Undivided ownership by spouses with rights of survivorship in surviving spouse.

_BM_____ **SOLE OWNERSHIP:** 100% title vested in purchaser

__________ **TRUST OWNERSHIP:** Title vested in Purchaser(s) Trust.

13. **ACKNOWLEDGEMENT OF NO LEGAL REPRESENTATION:** It is acknowledged that in the event that settlement is conducted by an attorney engaged by Chalet Settlements LLC, the undersigned Purchaser(s)/Borrower(s) and/or Seller(s)/Owner(s) acknowledge that such attorney is not representing either Purchaser(s)/Borrower(s) or Seller(s)/Owner(s), and that no attorney-client relationship is being

created as a result of such attorney conducting the settlement. Chalet Settlements may compensate the attorney conducting settlement for their services.

14. **WATER ESCROW AGREEMENT:** The undersigned Purchaser(s) and Seller(s) of the subject property acknowledge that Chalet Settlements shall hold in escrow the sum as reflected on the Closing Disclosure for the purpose of paying the final water and sewer bill when it is rendered. Due to the unknown and uncertain amount of water and sewer bills, the Purchaser(s) and Seller(s) hereby agree to indemnify and hold harmless Chalet Settlements and the title insurance company insuring title to the real property from any claims concerning the water and sewer bill should it later be determined that the escrow amount indicated above is insufficient to pay the final bill when rendered by the billing institution or government. In the event the amount of escrow is insufficient to pay the water and/or sewer bill, Chalet Settlements will promptly notify the parties by verbal or written notice of the deficiency and shall send the bill and a check payable to the appropriate billing authority in the amount of the escrow held to the Purchaser(s) who will adjust the bill directly with the Seller(s). The Seller(s) hereby agree to pay to any additional amount that may be required in addition to the escrowed monies to pay the final water and sewer bill. The Seller(s) further agree to indemnify the Purchaser(s) and/or Chalet Settlements for any loss or damage sustained by reason of the Seller(s) non-compliance with this provision. In the event the final water bill has not been received by the escrow agent within 120 days of settlement Chalet Settlements shall be irrevocably authorized to return the entire water escrow amount to the Seller(s). Notwithstanding the return of the escrowed funds to the Seller(s) after the 120-day period, the parties hereto are not relieved of the corresponding responsibilities to adjust the relevant outstanding water bill between them. We, the undersigned, have agreed to the foregoing as a condition for settlement by Chalet Settlements

Dated this June 9, 2026

Brian Alexis Medrano

STATE OF MD
COUNTY OF Balt City, to wit:

Sworn to and subscribed before me by Brian Medrano on this 9 day of June, 20 26

M. [illegible] (SEAL)
Signature of Notary Public

My Commission Expires:

MICHAEL ALEXANDER GUY
NOTARY PUBLIC
EXPIRES APRIL 24, 2030
STATE OF MARYLAND

DISCLOSURE AND ACKNOWLEDGMENT OF RECEIPT OF TITLE INSURANCE COMMITMENT

Case Number: 2026-1-3115

Property: 2138 Whistler Avenue,Baltimore, MD

Name of title insurance company - Stewart Title Guaranty Company

ACKNOWLEDGMENT OF RECEIPT OF COMMITMENT

We the purchasers of the above referenced property hereby acknowledge that we have received a copy of the title insurance commitment and have had the opportunity to review the commitment. We understand that the items listed as exceptions on this commitment will appear as exceptions on the final title insurance policy issued by the above referenced title insurance company and that said company will not provide any coverage to the insured for matters that pertain to the listed exceptions. Any requirement shown in the commitment will also appear in the final title insurance policy unless the same are disposed of to the satisfaction of said company.

We also acknowledge that the final title insurance policy will contain specific exceptions for any matters affecting the above referenced property that were recorded in the land records after the date of this commitment but prior to the time the deed conveying title to us is recorded in the land records. This period of time is referred to as the "Gap Period".

Brian Alexis Medrano

stewart

MD Statutory Notice and Acknowledgement

Property: 2138 Whistler Avenue, Baltimore, MD 21230

Mortgage's Policy:	$140,650.00
Mortgage's Premium:	$496.32
Lender to be Insured:	Rocket Mortgage, LLC
Owners Policy:	$145,000.00
Owners Premium:	$794.73

Name of the Title Insurance Company: Stewart Title Guaranty Company

TO THE BUYER (MORTGAGOR):

Notice is hereby given that in connection with a loan to be secured by a mortgage on the above property, your mortgage lender (mortgagee) is requiring issuance by Stewart Title Guaranty Company of a mortgage title insurance policy as described above, which policy will provide protection ONLY to the mortgagee.

In accordance with Section 22-102 of the Insurance Article of the Annotated Code of Maryland as amended, you are hereby notified of your right and opportunity to obtain simultaneously with said mortgagee title insurance policy an owner's title insurance policy designed to insure you as to the status of your title.

Such owner's policy will be issued in the amount of the total purchase price for the additional premium, as shown above.

The owner's policy will be subject only to the contingencies and conditions contained in the binder, title report and policy.

You have the right to review a sample of the form of policy in which said exceptions and exclusions will appear.

The owner's policy will not be effective until its issuance after the requirements contained in the commitment issued to the mortgagee have been met and payment made of the additional premium set forth above.

The above statute requires you to acknowledge that this Notice was given to you and to state whether you desire or do not desire owner's title insurance.

Please sign the statement below and return this form to Stewart Title Guaranty Company.

I hereby acknowledge receipt of the Notice, prior to the disbursement of any funds, and I do hereby make the following election with regard to an owner's title insurance policy, namely:

☑ I DO desire to purchase an owner's policy.

☐ I DO NOT desire to purchase an owner's policy.

Brian Alexis Medrano

File No. : 2026-1-3115

CHALET
Settlements

Phone: 301.798.9447 | Fax: 301.798.9154 | Info@ChaletSettlements.com
9201 Corporate Blvd., Suite 470, Rockville, MD 20850 | 10 N. Jefferson St., Suite 302, Frederick, MD 21701
1945 Old Gallows Road, Suite 630, Vienna, VA 22182 | 921 W. 36th Street, Baltimore, MD 21211

NOTICE REGARDING ELECTRONIC RECORDING OF DEED

Dear Buyer(s),

Please be advised that your deed is being submitted for recording electronically through the Simplifile electronic recording system. Electronic recording has become the standard method of recording in Maryland and is utilized to enhance efficiency, accuracy, and document security throughout the recording process.

For security and document protection purposes, our office does not routinely mail original signed deeds after recording unless specifically requested. Mailing original documents may increase the risk of loss, delay, misdelivery, alteration, or unauthorized interception during transit. By electronically recording and securely retaining the original executed deed in our file, we are able to better protect your legal documents and maintain the integrity of the transaction.

Once the deed has been electronically recorded, the electronically stamped and recorded copy maintained within the Maryland Land Records system becomes the official recorded instrument. Maryland land records are maintained digitally and may be accessed through Maryland Land Records or through the applicable county land records system.

Upon completion of recording, our office will provide you with a copy of the fully recorded deed via email for your records and will also securely post a copy to your Qualia Connect portal. This recorded copy serves as evidence of recording and ownership and may be retained electronically for your permanent records.

If you would like to obtain the original signed deed following recording, please notify our office promptly so that arrangements can be made for pickup or mailing at your request. Should you have any questions regarding the recording process or your closing documents, please do not hesitate to contact our office.

Sincerely,
Chalet Settlements

Brian Alexis Medrano

Mayor and City Council of Baltimore
Department of Finance
Bureau of Revenue Collections
200 Holliday Street, Baltimore, Maryland 21202

Lien Certificate No:
8674456
Fee: $55

This certificate is void 45 days after the issue date or on July 1st, whichever comes first.

Issue Date:
06/09/26

Void After:
06/30/26

The issuance of this Lien Certificate certifies that a search has been made by this office and all known State and Municipal taxes, assessments and charges assessed against the property identified below. The balance of the identified charges reflected below include interest and penalty assessed to issue date of this certificate.

Address: 5644 BELAIR ROAD

Property: Ward / Section / Block / Lot - 27 - 020 - 5812B - 008

Real Property Full Year Tax Bill

Year	Amount Due
2025–2026	$0.00

Metered Water Bill

Bill #	As of Date	Amount Due
11000197649	06/08/2026	$100.33

Tax Sale

Tax Sale Date: 05/19/2025

Call 410-396-3000 to obtain the amount due from tax sale, as the deed cannot be recorded until clearance is obtained.

Authorized Signature: ______________________

Important Information

If there are liens related to Bankruptcy and/or Tax Sale you are required to get written notice of payoff figures. Figures quoted over the phone are not binding on the City and are for information and planning purposes only. If you require an official payoff for pre-petition Bankruptcy or Tax Sale, please email the Delinquent Accounts Section at collections@baltimorecity.gov and include a return email address for the response.

Tanya Barnes

____

Tanya Barnes
Lien Section Supervisor

Disclaimer: This Lien Certificate is issued pursuant to Article VII, Section 13, of the Baltimore City Charter (2010). This certificate includes liens of record as of the issue date only. New liens imposed after the date of issuance are due and owing. If there is a current Homestead Credit, there is no guarantee it will continue. New owners must apply and be found eligible. This certificate includes only interest and penalties to the date listed; additional interest and penalties may accrue beyond the calendar month on this certificate. ALL LIENS MUST BE PAID IN FULL PRIOR TO TRANSFER. This office is not responsible for performing title searches, verifying metes and bounds, or determining property ownership. This office is not responsible for errors due to improper or incomplete descriptions or erroneous property numbers.

Chalet Settlements

Phone: 301.798.9447 | Fax: 301.798.9154 | Info@ChaletSettlements.com
9201 Corporate Blvd., Suite 470, Rockville, MD 20850 | 10 N. Jefferson St., Suite 302, Frederick, MD 21701
1945 Old Gallows Road, Suite 630, Vienna, VA 22182 | 921 W. 36th Street, Baltimore, MD 21211

Date: June 9, 2026
Re: 2138 Whistler Avenue, Baltimore, MD 21230
File No. 2026-1-3115

This is to acknowledge and affirm that I have been informed that the payment of the annual ground rent for the above referenced property shall be my responsibility since the lender will NOT be escrowing the ground rent as part of my monthly mortgage payment.

Annual ground rent of $ 84.00 is due in equal installments on the of in each and every year.

Payments should be mailed to:

Brian Alexis Medrano

To the ground rent owner:

Please be advised that there is no escrow account set up. The new owner name and address for future bills and correspondence is:

Brian Alexis Medrano
11738 South Laurel Drive, APT 3A, Laurel, MD 20708

Sincerely,

Gerri@ChaletSettlements.com
Post-Closer

Ground Rent Registry of Residential Properties Subject to Ground Leases
(Please Read Instructions Before Completing This Form)

REPORTING FORM FOR CHANGES or CORRECTIONS

Office Use Only
1000362006655379

1. SDAT Real Property Tax Identification Number of the Property Subject to the Ground Lease:

03 — **County Code** (See instructions)
25037841L047 — **Identification Number**

County Code	Ward	Section	Block	Lot
03	25	03	7841L	047

For Baltimore City Only

2. Premise Address of the Property Subject to the Ground Lease:

2138 WHISTLER AVENUE — **Street Address**
BALTIMORE — **City**
MD — **State**
21230 — **Zip**

3. Name and Address of Ground Lease Tenant Previously Reported:

______ **Name (Last, First, MI)**

______ **Street Address** ______ **City** ______ **State** ______ **Zip**

4. Deed Reference Information for the Current Ground Rent Deed:

06416 — **Book**
00536 — **Page**
FMC — **Clerk's Initials**
2005 — **Year Recorded**

5. Change to the Name and Address of Ground Lease Tenant: MORRIS, LINDA L — **Name (Last, First, MI)**

2138 WHISTLER AVENUE — **Street Address**
BALTIMORE — **City**
MD — **State**
21230 — **Zip**

6. Change to the Name and Address of Ground Lease Holder: SHERMAR, LLC — **Name (Last, First, MI)**

2330 W. JOPPA ROAD, SUITE 103 — **Street Address**
LUTHERVILLE — **City**
MD — **State**
21093 — **Zip**

7. Change to Name and Address of the Person or Entity to Whom Ground Rent Payment is Made Payable and Mailed:

SHERMAR, LLC — **Name (Last, First, MI)**

P.O. BOX 1102 — **Street Address**
BROOKLANDVILLE — **City**
MD — **State**
21022 — **Zip**

8. Range of Years in Which the Ground Lease was Created:

- [X] **Prior to April 8, 1884;**
- [_] **Between April 8, 1884 and April 5, 1888;**
- [_] **Between April 6, 1888 and July 1, 1982;**
- [_] **July 2, 1982 or later**

Total Annual Ground Rent Amount: $84.00

Rent Payment Due Dates:

- [_] **Annually on:** _
- [X] **Semi-Annually on: 05/26, 11/26**
- [_] **Quarterly on:** _
- [_] **Other:** _

9. Date this Form was Prepared: 6/20/2014

10. The completed form(s) or CD submission should be mailed to the Department of Assessments and Taxation, 301 W Preston Street, 8th Floor, Baltimore, MD 21201. There is no fee for submitting a change to a previously filed residential ground rent registration.