



FILE NO.
MD2104933

PROPERTY
5318 Belleville Ave, Baltimore, MD 21207

Master Settlement Statement

SETTLEMENT AGENT

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

CLOSING DATE

Mar 12, 2026

DISBURSEMENT DATE

Mar 12, 2026

BUYER(S)

Jennifer J. Francis

SELLER(S)

Baltimore SFR Portfolio 1A, LLC, a Delaware limited liability company

SELLER		CHARGES	BUYER	
DEBIT	CREDIT		DEBIT	CREDIT
FINANCIAL CONSIDERATION				
	\$274,900.00	Sale Price	\$274,900.00	
		Loan Amount		\$269,920.00
		Lender Credits		\$10,189.54
		Earnest Money Deposit		\$2,740.00
\$11,433.00		Seller Credit		\$11,433.00
PAYOFFS				
\$200.00		Water Holdback to Zillow Closing, LLC to Holdback for final bill		
\$121,661.41		Mortgage and UCC Payoff to Planet Loan Servicing thru 2026-03-13		
LOAN CHARGES TO LENDER				
		Underwriting Fee	\$560.00	
		Processing Fees	\$995.00	
\$5,061.00		Points		
		Prepaid Interest from 03/12/26 to 04/01/26 @ \$40.67/day to	\$813.40	
		Homeowner's Insurance Premium for 3 mo. @ \$147.17/mon	\$441.51	
		Property Taxes for 6 mo. @ \$270.42/mon	\$1,622.52	
		Aggregate Adjustment		\$811.26
OTHER LOAN CHARGES				
		Appraisal Fee to Tide Appraisals \$600.00 paid outside closing by buyer		
		FHLB Homeownership Counseling to Federal Home Loan Bank of Atlanta	\$275.00	
		Flood Certification to Xactus	\$19.00	
		Mortgage Insurance Premium to Department of Housing and Urban	\$4,642.36	
		Verification of Employment Fee to Equifax	\$139.05	
		Credit Report to XACTUS	\$225.00	