



Brandon Scott
Mayor

Baltimore City Department of Public Works

Change of Ownership



PROPERTY INFORMATION

Property Address Street: 2713 Hampden Avenue
City: Baltimore State: MD Zip: 21211
Account Number(s): 11000328480

PROPERTY OWNER INFORMATION

Owner/Landlord: Jessica Anne Gonzalez
Phone Number: (504) 638-8981
Email: jannegonz@gmail.com
Deed/Settlement Date: June 1, 2026
In Care of Name/Tenant:
Phone Number:
Email:
Add Tenant: ☐ Remove Tenant: ☐

Mailing Address:

Street: 2713 Hampden Avenue
Apt/Suite:
City: Baltimore State: MD Zip: 21211

Billing Address:

Street: SAME
Apt/Suite:
City: State: Zip:

Signature: [Signature]

Date: 6/1/2026

Mail To: Baltimore City Department of Public Works
Customer Support & Services
200 N Holliday St
Room 400
Baltimore, MD 21202

Modified 08/04/22 RR

Broadview Title
 ALTA Universal ID:
 2015 Emmorton Road
 Suite 102
 Bel Air, MD 21015
 (443) 512-8450

ALTA Combined Settlement Statement

File #:	26QBT-0237	Property	2713 Hampden Avenue	Settlement Date	06/01/2026
Print Date & Time:	06/01/2026 at 08:53 AM		Baltimore, MD 21211	Disbursement Date	06/01/2026
	EDT	Buyer	Jessica Anne Gonzalez		
Escrow Officer:	Amy M. Caplan	Seller	Taylor S. Paff and Richard		
Settlement Location:	222 West Cold Spring Lane		Marsiglia		
	Ste C	Lender	Atlantic Union Bank		
	Baltimore, MD, 21210				

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$320,000.00	Sale Price of Property	\$320,000.00	
		Deposit		\$3,200.00
		Loan Amount		\$310,400.00
\$6,500.00		Seller Credit		\$6,500.00
		Lender Credit		\$750.00
		MMP DPA		\$15,520.00
		Prorations/Adjustments		
	\$89.43	City/Town Taxes 06/01/2026 to 06/30/2026	\$89.43	
\$34.69		Water Proration 05/11/2026 to 06/01/2026		\$34.69
		Loan Charges		
		Origination Fee to Atlantic Union Bank	\$1,595.00	
		Appraisal Fee to Kipper Appraisals, Inc. (\$550.00 POC by Borrower)		
		Credit Report Fee to Xactus	\$360.00	
		Prepaid Interest (\$59.53 per day from 06/01/2026 to 07/01/2026)	\$1,785.90	
		Impounds		
		Homeowner's Insurance \$101.08 per month for 3 mo.	\$303.24	
		Property taxes \$294.21 per month for 9 mo.	\$2,647.89	
		Aggregate adjustment		\$606.48
		Payoff(s)		
\$250,634.39		Payoff to Alliance Real Estate Investors, LLC		
		Principal : \$250,714.93		
		Additional Interest : \$-80.54		
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
\$1,600.00		Recordation Tax - City (Deed) to Director of Finance	\$1,380.00	
\$2,400.00		Transfer Tax - City (Deed) to Director of Finance	\$2,400.00	
\$800.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$4,800.00		Listing Agent Commission to LPT Realty, LLC		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$8,000.00		Selling Agent Commission to Cummings & Co. Realtors		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract or Title Search to Regional Abstracts LLC	\$225.00	
		Title - CPL (Lender) to First American Title Insurance Company	\$55.00	
		Title - Document Storage / Archive / Copies to Qualla	\$75.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$1,076.00	
		Title - Notary Fee to Broadview Title	\$150.00	
		Title - Recording Service to Broadview Title/Cindy Protzman	\$50.00	
		Title - Settlement/Closing Fee to Broadview Title	\$850.00	
\$20.00		Title - Courier Fee to Broadview Title/FedEx		
		Title - Owner's Title Policy to First American Title Insurance Company	\$1,200.00	
\$300.00		Title - Prep/Procure Mtg Release Fee to Broadview Title/Satisfy Solutions		
\$150.00		Title-Document/Closing/Review Fee to Broadview Title		
		Miscellaneous		
\$595.00		Listing Admin Flat Fee to LPT Realty, LLC		
		Municipal Lien Certificate Reimbursement to Broadview Title	\$55.00	
\$133.04		Open Water Bill to Director of Finance-Baltimore City		
		Selling Agent Flat Fee to Cummings & Co. Realtors	\$595.00	
		Water Escrow to Broadview Title as Escrow Agent	\$200.00	
		Homeowner's Insurance Premium to Travelers	\$1,213.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$275,967.12	\$320,089.43	Subtotals	\$336,425.46	\$337,011.17
		Due to Buyer	\$585.71	
\$44,122.31		Due to Seller		
\$320,089.43	\$320,089.43	Totals	\$337,011.17	\$337,011.17

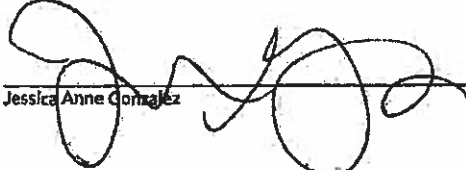
See signature addendum

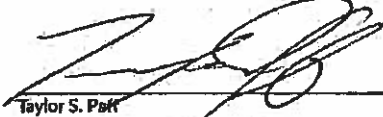
Signature Addendum

Acknowledgement

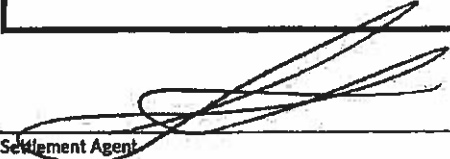
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Broadview Title to cause the funds to be disbursed in accordance with this statement.


Jessica Anne Gonzalez
6/1/26
Date


Taylor S. Pelt
6/1/26
Date


Richard Marsiglia
6/1/2026
Date


Settlement Agent
6/1/26
Date