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	6/2/2026	**Borrower**	Denise M Markoff 335 Warren Avenue Building O Baltimore, MD 21230-3928	**Loan Term**	30 years
Closing Date	6/2/2026			**Purpose**	Purchase
Disbursement Date	6/2/2026			**Product**	Fixed Rate
Settlement Agent	Keystone Title Settlement	**Seller**	DRB Group Mid-Atlantic, LLC 2099 Gaither Road, Suite 600 Rockville, MD 20850		
File #	53845-26			**Loan Type**	☒ Conventional ☐ FHA ☐ VA ☐ ____________
Property	2718 Ferry Bar Drive Baltimore, MD 21230	**Lender**	First Home Mortgage Corporation	**Loan ID #**	1024510980
Sale Price	$1,153,092			**MIC #**	

Loan Terms

Loan Terms		Can this amount increase after closing?
Loan Amount	$310,487	**NO**
Interest Rate	6.375 %	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$1,937.03	**NO**
		Does the loan have these features?
Prepayment Penalty		**NO**
Balloon Payment		**NO**

Projected Payments

Payment Calculation	**Years 1-30**
Principal & Interest	$1,937.03
Mortgage Insurance	+ 0
Estimated Escrow *Amount can increase over time*	+ 1,089.71
Estimated Total Monthly Payment	$3,026.74

Estimated Taxes, Insurance & Assessments *Amount can increase over time* *See page 4 for details*	$1,262.71 Monthly	**This estimate includes**	**In escrow?**
		☒ Property Taxes	**YES**
		☒ Homeowner's Insurance	**YES**
		☒ Other: Homeowners Association Dues	**NO**
		See Escrow Account on page 4 for details. You must pay for other property costs separately.	

Costs at Closing

Closing Costs	$71,905.00	Includes $5,950.95 in Loan Costs + $65,977.80 in Other Costs - $23.75 in Lender Credits. *See page 2 for details.*
Cash to Close	$845,658.00	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Closing Cost Details

Loan Costs

		Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
A. Origination Charges		**$2,135.00**				
01 % of Loan Amount (Points)						
02 Application Fees		$95.00				
03 Processing Fees		$995.00				
04 Technology Fee		$150.00				
05 Underwriting Fees		$895.00				
06						
07						
08						
B. Services Borrower Did Not Shop For		**$1,256.25**				
01 Appraisal Fee	to Expedited Appraisal	$800.00				
02 Appraisal Management Co. Fee	to ValuTrust Solutions	$125.00				
03 Credit Report	to CIC Credit	$198.75				
04 Flood Certification	to ServiceLink National Flood	$7.50				
05 Inspection Fee	to Expedited Appraisal	$125.00				
06						
C. Services Borrower Did Shop For		**$2,559.70**				
01 Title - Abstract/Title Search	to Seaside Title & Abstract, LLC	$205.00				
02 Title - Closing Protection Letter	to Commonwealth Land Title Insurance	$55.00				
03 Title - Courier/Messenger Fee	to Keystone Title Settlement Services,	$50.00				
04 Title - Deed Preparation	to Keystone Title Settlement Services,	$125.00				
05 Title - Electronic Filing Fee	to Simplifile, LC	$9.50				
06 Title - Lender's Title Insurance	to Commonwealth Land Title Insurance	$1,075.20				
07 Title - Lien Certificate	to Baltimore City			$110.00		
08 Title - Notary Fee	to Keystone Title Settlement Services,	$175.00				
09 Title - Settlement Fee	to Keystone Title Settlement Services,	$700.00				
10 Title - Title Examination	to Keystone Title Settlement Services,	$100.00				
11 Title - Title Insurance Binder	to Keystone Title Settlement Services,	$65.00				
D. TOTAL LOAN COSTS (Borrower-Paid)		**$5,950.95**				
Loan Costs Subtotals (A + B + C)		$5,950.95				

Other Costs

		Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
E. Taxes and Other Government Fees		**$43,112.64**				
01 Recording Fees	Deed: $60.00 Mortgage: $60.00	$120.00				
02 Transfer Tax - City/County Tax	to Baltimore City Director of Finance	$17,296.38				
03 Transfer Tax - State Tax	to Baltimore City Director of Finance	$17,080.46				
04 Transfer Taxes	to Baltimore City Director of Finance	$8,615.80				
F. Prepaids		**$16,254.44**				
01 Homeowner's Insurance Premium (12 mo.) to Erie Insurance		$2,376.00				
02 Mortgage Insurance Premium (mo.)						
03 Prepaid Interest ($54.98 per day from 6/2/26 to 6/1/26)		-$54.98				
04 Property Taxes (6 mo.) to Baltimore City, MD		$13,700.00				
05 Front Foot Benefit (7 mo.) to Halp Land Development Corp		$233.42				
06 Improvement Levy/Special Tax (6 mo.) to Baltimore City, MD				$4,500.00		
07 Payment of Taxes (12 mo.) to Baltimore City, MD					$2,360.00	
G. Initial Escrow Payment at Closing		**$1,089.71**				
01 Homeowner's Insurance	$198.00 per month for 3 mo.	$594.00				
02 Mortgage Insurance	per month for mo.					
03 Property Taxes	$891.71 per month for 2 mo.	$1,783.42				
04						
05						
06						
07						
08 Aggregate Adjustment		-$1,287.71				
H. Other		**$5,521.01**				
01 Capital Contribution	to Riverfront at Locke Landing	$100.00				
02 Home Warranty (optional)	to RWC			$196.03		
03 Homeowner Association Dues	to Riverfront at Locke Landing	$275.33				
04 Lot True Up Fee	to Insulator Drive, LLC			$21,927.60		
05 Title - Owner's Title Insurance (optional)	to Commonwealth Land Title	$5,145.68				
I. TOTAL OTHER COSTS (Borrower-Paid)		**$65,977.80**				
Other Costs Subtotals (E + F + G + H)		$65,977.80				

		Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
J. TOTAL CLOSING COSTS (Borrower-Paid)		**$71,905.00**				
Closing Costs Subtotals (D + I)		$71,928.75		$26,733.63	$2,360.00	
Lender Credits (Includes $23.75 credit for increase in Closing Costs above legal limit)		-$23.75				

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)	$75,165.00	$71,905.00	YES	· See **Total Loan Costs (D)** and **Total Other Costs (I)**. · Increase **exceeds legal limits** by $23.75. See **Lender Credits** on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	$0	$0	NO	
Closing Costs Financed (Paid from your Loan Amount)	$0	$0	NO	
Down Payment/Funds from Borrower	$842,605.00	$842,605.00	NO	
Deposit	-$56,000.00	-$56,000.00	NO	
Funds for Borrower	$0	$0	NO	
Seller Credits	-$15,000.00	-$15,000.00	NO	
Adjustments and Other Credits	$0	$2,148.00	YES	· See details in **Section K and Section L.**
Cash to Close	**$846,770.00**	**$845,658.00**		

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	**$1,227,145.00**
01 Sale Price of Property	$1,153,092.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	$71,905.00
04	
Adjustments	
05 Builder Processing Fee	$995.00
06 Survey Reimbursement	$250.00
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 06/02/26 to 06/30/26	$187.51
09 County Taxes to	
10 Assessments to	
11 City Taxes 06/02/2026 to 06/30/2026	$715.49
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	**$381,487.00**
01 Deposit	$56,000.00
02 Loan Amount	$310,487.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	$15,000.00
Other Credits	
06 Fees POC (Borrower)	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	$1,227,145.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-$381,487.00
Cash to Close ☒ **From** ☐ **To Borrower**	**$845,658.00**

SELLER'S TRANSACTION

M. Due to Seller at Closing	
01 Sale Price of Property	
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 to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
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	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash ☐ **From** ☐ **To Seller**	

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
2718 Ferry Bar Drive, Baltimore MD 21230

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	$13,076.52	Estimated total amount over year 1 for your escrowed property costs: *Property Taxes, Homeowner's Insurance*
Non-Escrowed Property Costs over Year 1	$2,076.00	Estimated total amount over year 1 for your non-escrowed property costs: *Front Foot, HOA Dues* You may have other property costs.
Initial Escrow Payment	$1,089.71	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	$1,089.71	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.