

Liberty Title & Escrow of Maryland, LLC.

1300 York Road, Suite 130A, Lutherville, MD 21093

Phone: (410)252-5535 | Fax: (410)252-7511

MASTER STATEMENT

Settlement Date: June 17, 2026

Escrow Number: MDL26008712

Disbursement Date: June 17, 2026

Escrow Officer: Carol Brown

Email: Carol.Brown@libtitle.com

Borrower: New Horizon Homes, LLC
2 Fallen Tree Court, Unit 2
Halethorpe, MD 21227

Seller: Jonas Eshelman Revocable Trust dated 8/10/2018
901 Dulaney Valley Road Suite
500
Baltimore, MD 21204

Property: 2421 Saint Paul Street
Baltimore, MD 21218
Lot(s): 006 Block: 3829 Section: 06 Tax/Map ID(s): 12-06-3829-006

Lender: Dominion Financial Services, LLC, ISAOA/ ATIMA
32 South Street
Baltimore, MD 21202
Loan Number: F51150714DFS

SELLER			BORROWER	
\$	DEBITS	\$ CREDITS	\$	DEBITS \$ CREDITS
		FINANCIAL CONSIDERATION		
		285,000.00 Sale Price of Property	285,000.00	
		EMD		10,000.00
		Retained by Ben Frederick Realty (\$10,000.00)		
		Loan Amount		353,000.00
554.25		Security Deposit Adjustment		554.25
		PRORATIONS/ADJUSTMENTS		
		260.80 City/Town Taxes at \$6,799.46	260.80	
		06/17/26 to 07/01/26		
243.87		Rent Adjustment - Buyer Credit/ Seller Debit		243.87
		COMMISSIONS		
0.00		Real Estate Agency Admin / Flat Fee Seller to Ben Frederick Realty		
		Ben Frederick Realty		
14,250.00		Real Estate Commission - Listing Broker to Ben Frederick Realty		
		\$285,000.00 @ 5.0000% = \$14,250.00		
		Ben Frederick Realty		
		Real Estate Commission - Selling Broker	0.00	
		NEW LOAN CHARGES - Dominion Financial Services, LLC, ISAOA/ ATIMA		
		Total Loan Charges: \$128,386.67		
		Loan Document Preparation Fee	1,000.00	
		Processing Fee	1,500.00	
		Rehab Funds	125,000.00	
		Prepaid Interest	886.67	
		Dominion Financial Services, LLC, ISAOA/ ATIMA		

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS

19,748.12	285,260.80	Subtotals	432,826.29	363,798.12
		Balance Due FROM Borrower		69,028.17
265,512.68		Balance Due TO Seller		
285,260.80	285,260.80	TOTALS	432,826.29	432,826.29

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

Jonas Eshelman Revocable Trust dated 8/10/2018

BY: 
Helen Mary Smith
Trustee

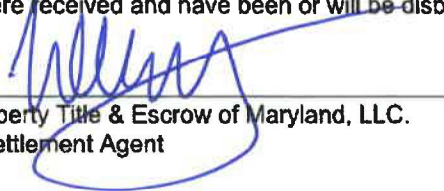
BORROWER:

New Horizon Homes, LLC

BY: 
Greg M. Byerly
Member

BY: 
John A. Stockton
Member

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Liberty Title & Escrow of Maryland, LLC.
Settlement Agent