

File No./Escrow No.: P-26MD5159

Certified Title Corporation
11459 Cronhill Drive, Suite M
Owings Mills, MD 21117
(410)902-5884

Officer/Escrow Officer:

Property Address: 420 EAST OLIVER STREET
 BALTIMORE, MD 21202 (BALTIMORE CITY)

Buyer: JANET GRIFFITH

Seller: REBUILD METRO-OLIVER, LLC, A MARYLAND LIMITED LIABILITY COMPANY CONVERTED FROM
 AND FORMERLY KNOWN AS TRF DEVELOPMENT PARTNERS-OLIVER, A DELAWARE LIMITED
 LIABILITY COMPANY, AND SOMETIMES KNOWN AS TRF DEVELOPMENT PARTNERS-OLIVER LLC
 1129 N. Caroline Street
 Baltimore, MD 21213

Lender:

Settlement Date: 8/3/2026

Disbursement Date: 8/3/2026

Seller			Description	Buyer		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$225,000.00	Contract sales price		\$225,000.00	
			Deposit or Earnest Money			\$3,000.00
	\$1,500.00		Seller Contribution			\$1,500.00
	\$3,000.00		Earnest money held by Long & Foster Real Estate, Inc.			
			Prorations			
		\$2,990.97	County taxes 8/3/2026 to 7/1/2027 @ \$3,288.26/Year		\$2,990.97	
			Payoffs			
	\$209,257.42		Payoff of first mortgage loan to Neighborhood Impact Investment Fund			
			Principal: \$209,257.42			
			Commissions			
			\$6,750.00 to Keller Williams Legacy - Barton			
			\$5,625.00 to Long & Foster Real Estate, Inc.			
	\$9,375.00		Commission paid at Settlement			
			Buyer Agent Admin Fee: \$495.00 POC held by Long & Foster Real Estate, Inc.		\$495.00	
	\$695.00		Listing Agent Admin Fee to Keller Williams Legacy - Barton			
			Title Charges			
			Owner's coverage \$225,000.00 Premium \$963.00 to Certified Title Corporation		\$963.00	
			Settlement or closing fee to Certified Title Corporation		\$295.00	
			Abstract or title search to Certified Title Corporation		\$250.00	
			Title examination to Certified Title Corporation		\$295.00	
			Title insurance binder to Certified Title Corporation		\$50.00	
			Recording Processing to Certified Title Corp - reimbursement (POC \$14.25 by Certified Title Corporation)	\$14.25		
			Government Recording and Transfer Charges			
			Recording fees: Deed \$60.00		\$60.00	
	\$1,687.50		County tax/stamps: Deed \$3,375.00		\$1,687.50	
	\$100.00		Release \$100.00			
	\$562.50		State tax/stamps: Deed \$1,125.00		\$562.50	
	\$1,125.00		Deed Recordation Tax to Baltimore City		\$1,125.00	
			Additional Settlement Charges			
	\$524.00		Home Warranty to Guard Home Warranty			
			Lien Cert Reimbursement to Certified Title Corp - reimbursement		\$110.00	
\$3,304.00			Annual 26/27 City Taxes to City Of Baltimore Director Of Finance (POC \$3,304.00 by ReBuild Metro-Oliver LLC, a Maryland LLC)			