

File No./Escrow No.: P-26MD5839

Print Date & Time: 9/23/2026 4:48:59 PM

Officer/Escrow Officer:

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

Property Address: 1126 EAST FORT AVENUE  
BALTIMORE, MD 21230 (BALTIMORE CITY)

Buyer: GRACE K. CLARKE AND LOGAN M. GREEN  
1515 E Clement Street  
Apt A  
Baltimore, MD 21230

Seller: BENJAMIN PETTERSON  
PO BOX 10154  
Baldwin, MD 21013

Lender: Fairway Independent Mortgage Corporation  
4201 Marsh Lane, Carrollton, TX 75007

Settlement Date: 9/25/2026

| Seller       |              | Description                                                                                                         | Buyer        |              |
|--------------|--------------|---------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| Debit        | Credit       |                                                                                                                     | Debit        | Credit       |
|              |              | Deposits, Credits, Debits                                                                                           |              |              |
|              | \$557,200.00 | Sale Price of Property                                                                                              | \$557,200.00 |              |
|              |              | Deposit                                                                                                             |              | \$10,000.00  |
|              |              | from Fairway Independent Mortgage Corporation                                                                       |              | \$1,351.50   |
|              | \$557,200.00 | Subtotal of Deposits, Credits, Debits                                                                               | \$557,200.00 | \$11,351.50  |
|              |              | Prorations                                                                                                          |              |              |
|              | \$3,497.85   | City/Town Taxes 9/25/2026 to 7/1/2027 @ \$4,576.04/Year                                                             | \$3,497.85   |              |
|              | \$3,497.85   | Subtotal of Prorations                                                                                              | \$3,497.85   |              |
|              |              | Payoffs                                                                                                             |              |              |
| \$251,912.87 |              | Payoff of First Mortgage Loan                                                                                       |              |              |
|              |              | Principal: \$251,756.62                                                                                             |              |              |
|              |              | Interest, 9/25/2026 to 9/28/2026 @\$52.0833/day: \$156.25                                                           |              |              |
| \$251,912.87 |              | Subtotal of Payoffs                                                                                                 |              |              |
|              |              | Commissions                                                                                                         |              |              |
|              |              | Buyer Agent Admin Fee to Cummings & Co. Realtors                                                                    | \$595.00     |              |
| \$8,930.00   |              | Real Estate Commission to Berkshire Hathaway Home Services<br>Homesale Realty                                       |              |              |
| \$11,144.00  |              | Real Estate Commission to Cummings & Co. Realtors                                                                   |              |              |
| \$495.00     |              | Listing Agent Admin Fee to Berkshire Hathaway Home Services<br>Homesale Realty                                      |              |              |
| \$20,569.00  |              | Subtotal of Commissions                                                                                             | \$595.00     |              |
|              |              | New Loans                                                                                                           |              |              |
|              |              | Loan Amount                                                                                                         |              | \$529,340.00 |
|              |              | Appraisal Fee to Fairway Independent Mortgage Corporation                                                           | \$525.00     |              |
|              |              | Credit Report to Fairway Independent Mortgage Corporation                                                           | \$350.00     |              |
|              |              | Application Fee to Fairway Independent Mortgage Corporation (POC<br>\$375.00 by Grace K. Clarke and Logan M. Green) |              |              |
|              |              | Processing Fee to Fairway Independent Mortgage Corporation                                                          | \$575.00     |              |
|              |              | Underwriting Fee to Fairway Independent Mortgage Corporation                                                        | \$300.00     |              |
|              |              | Appraisal Admin Fee to Fairway Independent Mortgage Corporation                                                     | \$120.00     |              |
|              |              | Flood certification to Fairway Independent Mortgage Corporation                                                     | \$10.25      |              |
|              |              | Prepaid Interest ( 99.7000 per day from 9/25/2026 to 10/1/2026 )                                                    | \$598.20     |              |
|              |              | Homeowner's Insurance Premium ( 12 mo.) to State Farm                                                               | \$2,307.00   |              |
|              |              | Homeowner's Insurance \$192.25 per month for 3 mo.                                                                  | \$576.75     |              |
|              |              | Property Taxes \$381.34 per month for 5 mo.                                                                         | \$1,906.70   |              |
|              |              | Aggregate Adjustment                                                                                                | -\$762.68    |              |
|              |              | Subtotal of New Loans                                                                                               | \$6,506.22   | \$529,340.00 |
|              |              | Title Charges                                                                                                       |              |              |
|              |              | Title - Lender's Title Insurance to Certified Title Corporation                                                     | \$275.00     |              |
|              |              | Title - Owner's Title Insurance to Certified Title Corporation                                                      | \$2,751.00   |              |
|              |              | Title - ALTA 9 Restrictions, Encroachments, Minerals Endorsement(s)<br>to Certified Title Corporation               |              |              |
|              |              | Title - Closing Protection Letter - Lender's Endorsement(s) to Certified<br>Title Corporation                       | \$55.00      |              |
|              |              | Title - Abstract or title search to Certified Title Corporation                                                     | \$250.00     |              |
| \$85.00      |              | Title - Document preparation to Certified Title Corporation                                                         |              |              |