American Land Title Association | ALTA Settlement Statement - Cash
Adopted 05-01-2015

File No./Escrow No.: MD6991
Print Date & Time: 10/08/26 10:13 AM
Officer/Escrow Officer: MID-ATLANTIC
Settlement Location:
Eastern National Title Agency Maryland, LLC
2410 Evergreen Road
Suite 105
Gambrills, MD 21054

Eastern National Title Agency Maryland, LLC
ALTA Universal ID: 1143161
13241 Woodland Park Road, Suite 501
Herndon, VA 20171

Property Address: Locke Landing, Baltimore City County
2622A W. Peninsula Drive
Baltimore, MD 21230

Borrower/Buyer: Catherine Javadian
1401 Porter St, Apt 521
Baltimore, MD 21230

Seller: HCA Model Fund 2018-15 Texas, LLC
17950 Preston Road
Suite 330
Dallas, TX 75252

Loan Number:
Settlement Date: 10/08/2026
Disbursement Date: 10/08/2026
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	$496,049.55	Sale Price of Property	$496,049.55	
		Deposit		$20,000.00
$20,000.00		Excess Deposit		
		Prorations/Adjustments		
	$3,089.44	City Property Taxes from 10/08/2026 to 06/30/2027	$3,089.44	
$21,809.43		Seller Credit		$21,809.43
$351,488.00		Payoff to Cornerstone Capital Bank, SSB		
$1,000.00		Legal Fees to McGinnis Berryman Bowen		
$2,933.78		KHOV EXcess Proceeds Payment to K. Hovnanian Homes at Locke Landing, LLC		
		Other Loan Charges		
		Appraisal Fee		
		Credit Report Fee		
		Flood Certification fee		
		Tax Service Fee		

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Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Title Charges & Escrow / Settlement Charges		
		Title - Deed Production Fee to Eastern National Title Agency Maryland, LLC	$25.00	
		Title - Delivery Fee to Eastern National Title Agency Maryland, LLC	$60.00	
		Title - Document Preparation to Benjamin C. Winn, Jr., Esquire	$100.00	
		Title - E-record Fee to Eastern National Title Agency Meryland, LLC	$4.00	
		Title - Electronic Processing Fee to Eastern National Title Agency Maryland, LLC	$14.17	
		Title - Exam Fee to Eastern National Title Agency Maryland, LLC	$300.00	
		Title - Judgment Search to Eastern National Title Agency Maryland, LLC	$15.00	
		Title - Lien Certification to Eastern National Title Agency Maryland, LLC	$55.00	
		Title - Settlement Fee to Eastern National Title Agency Maryland, LLC	$625.00	
		Title - Title Insurance Binder to Eastern National Title Agency Maryland, LLC	$100.00	
		Title - Title Search to Prism Abstracts, LLC	$70.00	
$8.93		Title - Wire Fee to Eastern National Title Agency Maryland, LLC	$9.71	
		Title - Owner's Title Insurance($2,976.00) to Eastern National Title Agency Maryland, LLC	$2,976.00	
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Clerk of the Circuit Court	$60.00	
		Transfer Tax to City of Baltimore	$4,745.00	
		MD Cty Transfer Tax to City of Baltimore	$7,440.74	
		Release Recording to MD RELEASE RECORDING		
$1,240.12		State tax/stamps to Clerk of the Circuit Court		
		Miscellaneous		
$4,318.66		Property Taxes to City of Baltimore		
		Capital Contribution to Riverfront at Locke Landing Community Assoc., Inc. c/o Tidewater Management	$160.00	
		Capital Contribution Fee to Locke Landing Condominium Assoc. Inc.c/o Tidewater Property Management	$525.00	
		Closing Admin fee to K. Hovnanian Homes at Locke Landing, LLC	$398.00	
		Condo HOA Fees 10/8-12/31/26 ($175/month) to Locke Landing Condominium Assoc. Inc.c/o Tidewater Property Management	$485.60	
		Front Foot Benefit Fee 10/8-12/31/26 $325YR to Halp Land Development Corp	$75.65	
		HOA Fees 10/8-12/31/26 ($140/month) to Riverfront at Locke Landing Community Assoc., Inc. c/o Tidewater Management	$388.48	

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Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
$402,798.92	$499,138.99	Subtotals	$517,771.34	$41,809.43
		Due from Borrower		$475,961.91
$96,340.07		Due To Seller		
$499,138.99	$499,138.99	Totals	$517,771.34	$517,771.34

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Acknowledgement
We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Eastern National Title Agency Maryland, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower/Buyer:

Catherine Javadian

10/2/26
Date

Borrower/Buyer:

HCA Model Fund 2018-15 Texas, LLC

Seller:

By Matthew C. Baynham, President

10-8-2026
Date

Seller:

MID-ATLANTIC

10/6/2026
Date

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