Baltimore City
Department of Public Works

Change of Ownership

Brandon Scott
Mayor

PROPERTY INFORMATION

Property Address Street: 2268 Wenburn Street

City: Baltimore State: MD Zip: 21230

Account Number(s): 13000511099

PROPERTY OWNER INFORMATION

Owner/Landlord: William Lewis

Phone Number: 229-300-9401

Email: lewis.william.personal@gmail.com

Deed/Settlement Date: 10/12/2020

In Care of Name/Tenant: _____

Phone Number: _____

Email: _____

Add Tenant: ☐ Remove Tenant: ☐

Mailing Address:

Street: 2268 Wenburn Street

Apt/Suite: _____

City: Baltimore State: MD Zip: 21230

Billing Address:

Street: 2268 Wenburn Street

Apt/Suite: _____

City: Baltimore State: MD Zip: 21230

SIGN HERE Signature: William Lewis Date: 10/12/2020

Mail To: Baltimore City Department of Public Works
Customer Support & Services
200 N Holliday St
Room 400
Baltimore, MD 21202

Modified 08/04/22 RR

NVR Settlement Services of Maryland, Inc.
ALTA Universal ID: 1050618
7080 Samuel Morse Drive
Suite 100
Columbia, MD 21046

File No./Escrow No.:	BQ0616
Print Date & Time:	October 12, 2026 9:19 am
Officer/Escrow Officer:	Chironne Taylor
Settlement Location:	7080 Samuel Morse Drive, Suite 100 Columbia, MD 21046
Property Address:	2268 Wenburn Street Baltimore, MD 21230
Borrower:	William Lewis 2268 Wenburn Street Baltimore, MD 21230
Seller:	NVR, Inc., a Virginia Corporation 7080 Samuel Morse Drive Suite 100 Columbia, MD 21046
Lender:	NVR Mortgage Finance, Inc.
Settlement Date :	October 12, 2026
Disbursement Date :	October 12, 2026

Seller		Description	Borrower	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	521,855.00	Sale Price of Property	521,855.00	
		Deposit		18,971.00
		Loan Amount		521,855.00
27,478.36		Seller Credit		27,478.36
18,971.00		Excess Deposit		
		Prorations/Adjustments		
	2,032.83	MD Fiscal (07/01- 06/30) 10/12/26-06/30/27	2,032.83	
		Loan Charges to NVR Mortgage Finance, Inc.		
		4.535% of Loan Amount (Points)	23,666.12	
		Appraisal Fee $675.00 paid outside closing by Borrower	25.00	
		Credit Report Fee	202.00	
		Final Inspection Fee	125.00	
		Flood Certification Fee	6.75	
		Tax Service Fee	90.00	
		Prepaid Interest $71.34 per day from 10/12/26 to 11/01/26 NVR Mortgage Finance, Inc.	1,426.80	
		Impounds		
		Homeowner's Insurance to NVR Mortgage Finance, Inc. 3.000 Months at $60.67/month	182.01	
		Title Charges and Escrow/Settlement Charges		
		Lender's Title Insurance to NVR Settlement Services of Maryland, Inc. Coverage: $521,855.00 Disclosed Premium: $2,274.78	2,274.78	

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Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Version: 2021 ALTA Loan Policy (07/01/21)		
		Settlement Fee to NVR Settlement Services of Maryland, Inc.	1,050.00	
		Owner's Title Insurance to NVR Settlement Services of Maryland, Inc. Coverage: $521,855.00 Disclosed Premium: $1,196.78 Version: 2021 ALTA Owner's Policy (07/01/21)	1,196.78	
		Commissions		
3,000.00		Real Estate Commission to Real Broker LLC		
		Government Recording and Transfer Charges		
		Recording Fees to Director of Finance, City of Baltimore	120.00	
		City Transfer Tax to Director of Finance, City of Baltimore	7,827.83	
		Lien Cert to Director of Finance, City of Baltimore	55.00	
		State Recordation to Director of Finance, City of Baltimore	5,000.00	
1,304.64		State Transfer Tax to Director of Finance, City of Baltimore		
		Miscellaneous		
		Deed Prep Fee to The Clabaugh Law Firm	150.00	
		Homeowner's Insurance Premium to Hippo Insurance - Spinnaker Trust 12 months	728.00	
		Capital Contribution to Westport B HOA Inc.	456.00	
		Est. 3/4 Year Improvement Levy to Director of Finance, City of Baltimore	6,443.97	
		Front Foot @ $250/Y 10/12/26 - 12/31/26 to Howard Elkridge Utilities, LLC	55.11	
		Front Foot Setup Fee to Howard Elkridge Utilities, LLC	25.00	
		HOA Dues @ $114/M 10/12/26 - 11/30/26 to Westport B HOA Inc.	187.55	
		HOA Setup Fee to Westport B HOA Inc.	150.00	

Seller			Borrower	
Debit	Credit		Debit	Credit
50,754.00	523,887.83	**Subtotals**	575,331.53	568,304.36
		Due from Borrower		7,027.17
473,133.83		**Due to Seller**		
523,887.83	523,887.83	**Totals**	575,331.53	575,331.53

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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 NVR Settlement Services of Maryland, Inc. to cause the funds to be disbursed in accordance with this statement.

Seller

NVR, Inc., a Virginia Corporation

BY: _____ agent

Borrower

_____

William Lewis

NVR Settlement Services of Maryland, Inc.

BY: _____

~~Chironne Taylor~~ Bineta Dia

~~Branch Manager~~ SM

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