Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued	6/17/2026
Closing Date	6/17/2026
Disbursement Date	6/17/2026
Settlement Agent	Rocket Close, LLC
File #	MD-109564
Property	3549 Benzinger Rd Baltimore, MD 21229
Sale Price	$192,800

Transaction Information

Borrower	Julie Thompson 2416 Marbourne Ave Apartment 3 Baltimore, MD 21230
Seller	Janice L. Heffner 1901 Arrington Road Henryton, MD 21104
Lender	First Home Mortgage Corporation

Loan Information

Loan Term	30 years
Purpose	Purchase
Product	Fixed Rate
Loan Type	☒ Conventional ☐ FHA ☐ VA ☐ _____
Loan ID #	1024524755
MIC #	73418449

Loan Terms

		Can this amount increase after closing?
Loan Amount	$187,016	**NO**
Interest Rate	7.125 %	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$1,259.96	**NO**

	Does the loan have these features?
Prepayment Penalty	**NO**
Balloon Payment	**NO**

Projected Payments

Payment Calculation	Years 1-13	Years 14-30
Principal & Interest	$1,259.96	$1,259.96
Mortgage Insurance	+ 38.96	+ —
Estimated Escrow *Amount can increase over time*	+ 354.60	+ 354.60
Estimated Total Monthly Payment	$1,653.52	$1,614.56

		This estimate includes	In escrow?
Estimated Taxes, Insurance & Assessments *Amount can increase over time* *See page 4 for details*	$354.60 Monthly	☒ Property Taxes	**YES**
		☒ Homeowner's Insurance	**YES**
		☐ Other:	
		See Escrow Account on page 4 for details. You must pay for other property costs separately.	

Costs at Closing

Closing Costs	$10,961.98	Includes $5,609.56 in Loan Costs + $5,352.42 in Other Costs - $0 in Lender Credits. *See page 2 for details.*
Cash to Close	-$874.19	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Closing Cost Details

Loan Costs

			Borrower-Paid		Seller-Paid		Paid by Others
			At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges			**$2,930.00**				
01	% of Loan Amount (Points)						
02	Administrative Fee		$450.00				
03	Application Fees		$95.00				
04	Document Preparation Fee		$495.00				
05	Processing Fees		$995.00				
06	Underwriting Fees		$895.00				
07							
08							
B. Services Borrower Did Not Shop For			**$781.25**				
01	Appraisal Fee	to Expedited Appraisal		$500.00			
02	Appraisal Management Co. Fee	to ValuTrust Solutions		$75.00			
03	Credit Report	to CIC Credit	$198.75				
04	Flood Certification	to ServiceLink National Flood	$7.50				
05							
06							
07							
08							
09							
10							
C. Services Borrower Did Shop For			**$1,898.31**				
01	Title - Abstract/Title Search	to Rocket Close, LLC	$235.00				
02	Title - Closing Protection Letter	to First American Title Insurance	$55.00				
03	Title - Lender's Title Insurance	to First American Title Insurance	$662.00				
04	Title - Municipal Lien Certificate	to Rocket Close, LLC	$56.31				
05	Title - Settlement Fee	to Rocket Close, LLC	$890.00				
06							
07							
08							
D. TOTAL LOAN COSTS (Borrower-Paid)			**$5,609.56**				
Loan Costs Subtotals (A + B + C)			$5,034.56	$575.00			

Other Costs

			Borrower-Paid		Seller-Paid		Paid by Others
			At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees			**$481.00**				
01	Recording Fees	Deed: $60.00 Mortgage: $60.00	$120.00				
02	Transfer Tax - City/County Tax	to Baltimore City, Maryland			$2,562.00		
03	Transfer Tax - State Tax	to Baltimore City, Maryland			$482.00		
04	Transfer Taxes	to Baltimore City, Maryland	$361.00		$1,349.00		
F. Prepaids			**$3,302.22**				
01	Homeowner's Insurance Premium (12 mo.)	to Evertree Insurance	$1,313.00				
02	Mortgage Insurance Premium (mo.)						
03	Prepaid Interest ($37.01 per day from 6/17/26 to 7/1/26)		$518.14				
04	Property Taxes (6 mo.) to Baltimore City due 7/2026		$1,471.08				
05							
G. Initial Escrow Payment at Closing			**$709.20**				
01	Homeowner's Insurance	$109.42 per month for 3 mo.	$328.26				
02	Mortgage Insurance	per month for mo.					
03	Property Taxes	$245.18 per month for 3 mo.	$735.54				
04							
05							
06							
07							
08	Aggregate Adjustment		-$354.60				
H. Other			**$860.00**				
01	Real Estate Commission	to Redfin Corporation			$4,820.00		
02	Title - Owner's Title Insurance (optional)	to First American Title Insurance	$860.00				
03							
04							
05							
06							
I. TOTAL OTHER COSTS (Borrower-Paid)			**$5,352.42**				
Other Costs Subtotals (E + F + G + H)			$5,352.42				

J. TOTAL CLOSING COSTS (Borrower-Paid)			**$10,961.98**				
Closing Costs Subtotals (D + I)			$10,386.98	$575.00	$9,213.00		
Lender Credits							

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	$14,545.00	$10,961.98	**YES** · See **Total Loan Costs (D)** and **Total Other Costs (I)**.
Closing Costs Paid Before Closing	$0	-$575.00	**YES** · You paid these Closing Costs **before closing.**
Closing Costs Financed (Paid from your Loan Amount)	$0	$0	**NO**
Down Payment/Funds from Borrower	$5,784.00	$5,784.00	**NO**
Deposit	-$1,000.00	-$1,000.00	**NO**
Funds for Borrower	$0	$0	**NO**
Seller Credits	-$5,784.00	-$5,784.00	**NO**
Adjustments and Other Credits	-$13,493.00	-$10,261.17	**YES** · See details in **Section K.**
Cash to Close	**$52.00**	**-$874.19**	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing			**$203,275.81**
01	Sale Price of Property		$192,800.00
02	Sale Price of Any Personal Property Included in Sale		
03	Closing Costs Paid at Closing (J)		$10,386.98
04			
Adjustments			
05			
06			
07			
Adjustments for Items Paid by Seller in Advance			
08	City/Town Taxes	to	
09	County Taxes 06/17/26	to 07/01/26	$88.83
10	Assessments	to	
11			
12			
13			
14			
15			

L. Paid Already by or on Behalf of Borrower at Closing		**$204,150.00**
01	Deposit	$1,000.00
02	Loan Amount	$187,016.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	$5,784.00
Other Credits		
06	Fees POC (Borrower)	
07	MMP 1st Time Advantage 5% DPA	$9,350.00
Adjustments		
08	Gift Funds	$1,000.00
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes to	
14	Assessments to	
15		
16		
17		

CALCULATION	
Total Due from Borrower at Closing (K)	$203,275.81
Total Paid Already by or on Behalf of Borrower at Closing (L)	-$204,150.00
Cash to Close ☐ From ☒ To Borrower	**$874.19**

SELLER'S TRANSACTION

M. Due to Seller at Closing		
01	Sale Price of Property	
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes to	
10	County Taxes to	
11	Assessments to	
12		
13		
14		
15		
16		

N. Due from Seller at Closing		
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes to	
16	Assessments to	
17		
18		
19		

CALCULATION	
Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash ☐ From ☐ To Seller	

Additional Information About This Loan

Loan Disclosures

Assumption
If you sell or transfer this property to another person, your lender
☐ will allow, under certain conditions, this person to assume this loan on the original terms.
☒ will not allow assumption of this loan on the original terms.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
☒ does not have a demand feature.

Late Payment
If your payment is more than *15* days late, your lender will charge a late fee of *5% of the principal and interest overdue.*

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☒ do not have a negative amortization feature.

Partial Payments
Your lender
☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
☒ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in
3549 Benzinger Rd, Baltimore, MD 21229

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account
For now, your loan
☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	$4,329.16	Estimated total amount over year 1 for your escrowed property costs: *See attached page for additional information*
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	$709.20	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	$393.56	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,
Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	$465,387.45
Finance Charge. The dollar amount the loan will cost you.	$276,719.39
Amount Financed. The loan amount available after paying your upfront finance charge.	$182,540.36
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.577 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	142.816 %

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at **www.consumerfinance.gov/mortgage-closing**

Other Disclosures

Appraisal
If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details
See your note and security instrument for information about
- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,
☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
☒ state law does not protect you from liability for the unpaid balance.

Refinance
Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	First Home Mortgage Corporation		Redfin Corporation	Cottage Street Realty LLC	Rocket Close, LLC
Address	2700 Lighthouse Point East Suite 340 Baltimore, MD 21224		333 W. Ostend Street, Suite 110, Baltimore, MD 21230	8300 Boone Blvd, Suite #500 Vienna, VA 22182	540 Gaither Rd., Suite 580 Rockville, MD 20850
NMLS ID	71603				
MD License ID	5100		634741	609427	132284
Contact	Alexandra Paige Albert		Janine Byam	Alex Burrell-Hodges	Rebecca Nilsen
Contact NMLS ID	1900804				
Contact MD License ID	1900804		674856	609427	3001179444
Email	aalbert@firsthome.com		janine.byam@redfin.com	alex.hodges@yahoo.com	teammd5@rocketclose.com
Phone	443-495-6170		302-540-6212	703-819-1023	410-231-3097

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Julie Thompson Date

Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Additional Information About This Loan

Loan Disclosures

Escrow Account

Escrow		
Escrowed Property Costs over Year 1	$4,329.16	Estimated total amount over year 1 for your escrowed property costs: *Property Taxes, Homeowner's Insurance, Mortgage Insurance*