Settlement Statement

Your Order Summary

FILE #	2026-09-1683	PROPERTY ADDRESS	138 South Clinton Street Baltimore, MD 21224	LOAN #	3010674403
PREPARED	10/13/2026			TITLE BY	Maryland First Title Ltd
SETTLEMENT	10/20/2026	BUYER	Rebekah Beutler and Aster Mansfield 2120 East Lombard Street Baltimore, MD 21231	OUR ADDRESS	306 Crain Hwy N Glen Burnie, MD 21061
DISBURSEMENT	10/20/2026			OUR PHONE #	(410) 768-2300
SETTLEMENT LOCATION	306 Crain Hwy N Glen Burnie, MD 21061	SELLER	Robert Greenberg 8391 Vineland Court Severna Park, MD 21108	ESCROW OFFICER	Emile Henault IV
		LENDER	Movement Mortgage LLC 8024 Calvin Hall Road Indian Land, SC 29707		

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	$355,000.00	Sale Price of Property	$355,000.00	
		Deposit		$3,500.00
		Loan Amount		$284,000.00
$6,600.00		Seller Credit		$6,600.00
		Gift Funds		$50,000.00
		Gift Funds		$12,000.00
SELLER DEBIT	**SELLER CREDIT**	**PRORATIONS/ADJUSTMENTS**	**BUYER DEBIT**	**BUYER CREDIT**
	$1,349.34	City/Town Taxes 10/20/2026 to 12/31/2026	$1,349.34	
SELLER DEBIT	**SELLER CREDIT**	**LOAN CHARGES**	**BUYER DEBIT**	**BUYER CREDIT**
		1.415% of Loan Amount (Points) to Movement Mortgage LLC	$4,018.60	
		Lender Document Preparation to Movement Mortgage LLC	$150.00	
		Underwriting Fee to Movement Mortgage LLC	$1,595.00	
		Closing Fee to Maryland First Title Ltd	$250.00	
		Courier Fee to Maryland First Title Ltd	$20.00	
		Document Preparation to Maryland First Title Ltd	$200.00	
$80.00		Post Closing Servicing to Maryland First Title Ltd		
$395.00		Process Liens/Judgments to Maryland First Title Ltd		
		Recording Service to Maryland First Title Ltd	$75.00	
		Credit Report Fee to XACTUS Formerly Credit Plus	$415.00	
		Flood Certification Fee to CoreLogic	$7.00	
		Tax Service Fee to CoreLogic	$72.00	
		Verification of Employment to XACTUS Formerly Credit Plus	$76.68	
		Prepaid Interest ($54.47 per day from 10/20/2026 to 11/01/2026)	$653.64	
SELLER DEBIT	**SELLER CREDIT**	**IMPOUNDS**	**BUYER DEBIT**	**BUYER CREDIT**
		Homeowner's Insurance $134.43 per month for 3 mo.	$403.29	
		Property taxes $574.33 per month for 7 mo.	$4,020.31	
		Aggregate adjustment		$268.85

SELLER DEBIT	SELLER CREDIT	PAYOFFS	BUYER DEBIT	BUYER CREDIT
$222,049.30		Payoff to PNC Bank		
		Principal : $221,525.12		
		Interest : $360.36		
		Additional Interest : $113.82		
		Recording Fee: $50.00		
SELLER DEBIT	**SELLER CREDIT**	**GOVERNMENT RECORDING AND TRANSFER CHARGES**	**BUYER DEBIT**	**BUYER CREDIT**
		Recording Fees	$129.50	
		---Deed: $64.75		
		---Mortgage: $64.75		
$1,775.00		Recordation Tax - City (Deed) to Director of Finance	$1,555.00	
$2,662.50		Transfer Tax - City (Deed) to Director of Finance	$2,662.50	
$887.50		Transfer Tax - State (Deed) to Clerk of Court		
SELLER DEBIT	**SELLER CREDIT**	**COMMISSIONS**	**BUYER DEBIT**	**BUYER CREDIT**
$8,875.00		Listing Agent Commission to Cummings & Co. Realtors		
$8,875.00		Selling Agent Commission to Compass Real Estate		
SELLER DEBIT	**SELLER CREDIT**	**TITLE CHARGES**	**BUYER DEBIT**	**BUYER CREDIT**
		Title - CPL (Lender) to Stewart Title Guaranty Company	$50.00	
		Title - Lender's Title Policy to Stewart Title Guaranty Company	$988.80	
		Title Abstract & Exam to Maryland First Title Ltd	$985.00	
$90.00		Title-Wire Fee to Maryland First Title Ltd		
		Title - Owner's Title Policy to Stewart Title Guaranty Company	$1,565.40	
SELLER DEBIT	**SELLER CREDIT**	**MISCELLANEOUS CHARGES**	**BUYER DEBIT**	**BUYER CREDIT**
		2026-2027 2nd Half Taxes to Director of Finance	$3,587.69	
		Flat Fee to Compass Real Estate	$495.00	
$595.00		Flat Fee to Cummings & Co. Realtors		
$715.00		Home Warranty to American Home Shield		
		Lien Certificate to Maryland First Title Ltd	$110.00	
$563.89		Open Water Bill to Director of Finance		
		Pest Inspection to PestNow	$49.00	
$450.00		Water Bill Escrow to Maryland First Title Ltd		
		Homeowner's Insurance Premium (12 mo.) to USAA	$1,613.11	
SELLER DEBIT	**SELLER CREDIT**	**TOTALS**	**BUYER DEBIT**	**BUYER CREDIT**
$254,613.19	**$356,349.34**		**$382,096.86**	**$356,368.85**

CASH FROM BUYER	$25,728.01
CASH TO SELLER	$101,736.15

Acknowledgement

We/I have carefully reviewed this 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 this settlement statement.

We/I authorize **Maryland First Title Ltd** to cause the funds to be disbursed in accordance with this statement.

Buyers

Rebekah Beutler — Date

Aster Mansfield — Date

Seller

Robert Greenberg — 10/20/2026 — Date

Settlement Agency

Settlement Agent — 10/20/26 — Date