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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	10/20/2026
Closing Date	10/23/2026
Disbursement Date	10/23/2026
Settlement Agent	R&P Settlement Group, LLC
File #	26-20852-AP
Property	633 E 36th Street Baltimore, MD 21218-2528
Sale Price	$249,000

Transaction Information

Borrower	Fernan Balsalubre 2219 Venable St Richmond, VA 23223
Seller	Debut Reno LLC 633 E 36th Street Baltimore, MD 21218
Lender	Primary Residential Mortgage, Inc.

Loan Information

Loan Term	25 years
Purpose	Purchase
Product	Fixed Rate
Loan Type	☐ Conventional ☒ FHA ☐ VA ☐ _____
Loan ID #	301243713
MIC #	244-3803262-703

Loan Terms

		Can this amount increase after closing?
Loan Amount	$244,489	**NO**
Interest Rate	7.75 %	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$1,846.70	**NO**
		Does the loan have these features?
Prepayment Penalty		**NO**
Balloon Payment		**NO**

Projected Payments

Payment Calculation	**Years 1-25**
Principal & Interest	$1,846.70
Mortgage Insurance	+ 109.45
Estimated Escrow *Amount can increase over time*	+ 424.26
Estimated Total Monthly Payment	$2,380.41

		This estimate includes	**In escrow?**
Estimated Taxes, Insurance & Assessments *Amount can increase over time* *See page 4 for details*	$424.26 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	$22,744.30	Includes $14,788.58 in Loan Costs + $7,955.72 in Other Costs - $0 in Lender Credits. *See page 2 for details.*
Cash to Close	$315.64	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			**$6,816.20**				
01	1.728 % of Loan Amount (Points)		$4,224.77				
02	Application Fees				$605.00		
03	Origination Fee		$1,201.43				
04	Processing Fees		$720.00				
05	Underwriting Fees		$670.00				
06							
07							
B. Services Borrower Did Not Shop For			**$5,664.98**				
01	AMC Management Fee	to TBD	$280.00				
02	Appraisal Fee	to TBD	$525.00				
03	Credit Report	to ADVANTAGE PARTNERS SOLUTIONS	$269.00				
04	Flood Certification	to ICE Flood	$6.00				
05	Inspection Fee	to TBD	$220.00				
06	Mortgage Insurance Premium	to HUD	$4,204.98				
07	Third Party VOE Fee	to The Work Number	$160.00				
C. Services Borrower Did Shop For			**$2,307.40**				
01	Title - Closing Protection Letter	to Westcor Land Title Insurance	$55.00				
02	Title - Document Preparation	to Dan Radebaugh	$100.00				
03	Title - Examination	to R&P Settlement Group, LLC	$695.00				
04	Title - Judgement Report Fee	to R&P Settlement Group, LLC	$55.00				
05	Title - Lender's Title Insurance	to Westcor Land Title Insurance	$862.40				
06	Title - Lien Certification Fee	to R&P Settlement Group, LLC	$110.00				
07	Title - Recording Service Fee	to Leon Fields	$35.00				
08	Title - Release Fee	to R&P Settlement Group, LLC			$275.00		
09	Title - Release Fee	to Clerk of the Circuit Court			$54.75		
10	Title - Search or Abstract	to Mortiles	$195.00				
11	Title - Settlement Fee	to R&P Settlement Group, LLC	$200.00		$250.00		
12	Title - Wire Fee	to R&P Settlement Group, LLC			$85.00		
D. TOTAL LOAN COSTS (Borrower-Paid)			**$14,788.58**				
Loan Costs Subtotals (A + B + C)			$14,788.58				

Other Costs

			Borrower-Paid		Seller-Paid		Paid by Others
			At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees			**$3,312.50**				
01	Recording Fees	Deed: $60.00 Mortgage: $180.00	$240.00				
02	City/County Tax/Stamps	to Director of Finance, Baltimore City	$1,205.00		$1,245.00		
03	State Tax/Stamps	to Circuit Court for Baltimore City			$622.50		
04	Transfer Taxes	to Director of Finance, Baltimore City	$1,867.50		$1,867.50		
F. Prepaids			**$2,269.19**				
01	Homeowner's Insurance Premium (12 mo.) to Safeco Insurance		$1,802.00				
02	Mortgage Insurance Premium (mo.)						
03	Prepaid Interest ($51.91 per day from 10/23/26 to 11/1/26)		$467.19				
04	Property Taxes (6 mo.) to Director of Finance, Baltimore City				$3,320.00		
05							
G. Initial Escrow Payment at Closing			**$424.26**				
01	Homeowner's Insurance	$150.17 per month for 3 mo.	$450.51				
02	Mortgage Insurance	per month for mo.					
03	Property Taxes	$274.09 per month for 2 mo.	$548.18				
04							
05							
06							
07							
08	Aggregate Adjustment		-$574.43				
H. Other			**$1,949.77**				
01	Real Estate Admin Fee	to Kelly and Co Realty, LLC	$595.00				
02	Real Estate Commission	to Kelly and Co Realty, LLC			$6,225.00		
03	Survey Fee - Borrower Elected	to NTT Associates	$280.00				
04	Title - Owner's Title Insurance (optional)	to Westcor Land Title Insurance	$924.77				
05	Utility Charge	to Water Escrow	$150.00				
06	Utility Charge	to Director of Finance			$417.68		
I. TOTAL OTHER COSTS (Borrower-Paid)			**$7,955.72**				
Other Costs Subtotals (E + F + G + H)			$7,955.72				

J. TOTAL CLOSING COSTS (Borrower-Paid)			**$22,744.30**				
Closing Costs Subtotals (D + I)			$22,744.30		$14,967.43		
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)	$25,724.00	$22,744.30	**YES** · See **Total Loan Costs (D)** and **Total Other Costs (I)**.
Closing Costs Paid Before Closing	$0	$0	**NO**
Closing Costs Financed (Paid from your Loan Amount)	$0	$0	**NO**
Down Payment/Funds from Borrower	$4,511.00	$4,511.00	**NO**
Deposit	$0	-$2,500.00	**YES** · You **increased** this payment. See Deposit in **Section L**.
Funds for Borrower	$0	$0	**NO**
Seller Credits	-$5,000.00	-$4,395.00	**YES** · See **Seller-Paid** column on page 2 and Seller Credits in **Section L**.
Adjustments and Other Credits	$0	-$20,044.66	**YES** · See details in **Section K and Section L**.
Cash to Close	**$25,235.00**	**$315.64**	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		**$274,006.09**
01	Sale Price of Property	$249,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	$22,744.30
04		
Adjustments		
05		
06		
07		
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 10/23/26 to 07/01/27	$2,261.79
09	County Taxes to	
10	Assessments to	
11		
12		
13		
14		
15		
L. Paid Already by or on Behalf of Borrower at Closing		**$273,690.45**
01	Deposit	$2,500.00
02	Loan Amount	$244,489.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	PRMI Empower 2nd lien (Principle Balance 12,450.00	$12,234.67
05	Seller Credit	$4,395.00
Other Credits		
06	Vacants To Value	$10,000.00
07		
Adjustments		
08	Discount for Simultaneous Issuance (Title Insurance)	
09	Interest Free Advance for Escrows	
10	MIP Refund	
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes to	
14	Assessments to	
15	Water Adj. 09/12/2026 to 10/23/2026 09/12/26 to	$71.78
16		
17		

CALCULATION	
Total Due from Borrower at Closing (K)	$274,006.09
Total Paid Already by or on Behalf of Borrower at Closing (L)	-$273,690.45
Cash to Close ☒ From ☐ To Borrower	**$315.64**

SELLER'S TRANSACTION

M. Due to Seller at Closing		**$251,261.79**
01	Sale Price of Property	$249,000.00
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 10/23/26 to 07/01/27	$2,261.79
10	County Taxes to	
11	Assessments to	
12		
13		
14		
15		
16		
N. Due from Seller at Closing		**$19,434.21**
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	$14,967.43
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	$4,395.00
09		
10	Discount for Simultaneous Issuance (Title Insurance)	
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes to	
16	Assessments to	
17	Water Adj. 09/12/2026 to 10/23/2026	$71.78
18		
19		

CALCULATION	
Total Due to Seller at Closing (M)	$251,261.79
Total Due from Seller at Closing (N)	-$19,434.21
Cash ☐ From ☒ To Seller	**$231,827.58**

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 *4% 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
633 E 36th Street, Baltimore, MD 21218-2528

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	$6,404.52	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	$424.26	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	$533.71	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.	$590,849.45
Finance Charge. The dollar amount the loan will cost you.	$343,494.05
Amount Financed. The loan amount available after paying your upfront finance charge.	$232,099.63
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	8.921 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	126.789 %

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	Primary Residential Mortgage, Inc.		Kelly and Co Realty	LPT Realty, LLC	R&P Settlement Group, LLC
Address	1480 N 2200 W Salt Lake City, UT 84116		1965 Greenspring Drive Lutherville Timonium, MD 21093	1400 International Parkway Suite 1020 Lake Mary, FL 32746	1407 York Road, Suite 300 Lutherville, MD 21093
NMLS ID	3094				
MD License ID	3094		581461	5021000	2101907
Contact	Francesca Massa		Dylan Maddox	Ryan Lenz	Angelina Presley
Contact NMLS ID	2273819				
Contact MD License ID	2273819		5011080	5018535	99925725
Email	fmassa@primeres.com		maddoxbaltimore@gmail.com	ryan@justvybe.com	angelina@rpsettlement.com
Phone	410-663-2222		410-913-7997	443-695-1403	410-821-1401

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.

Fernan Balsalubre
eSigned 10/20/26 22:01:14 EDT
Fernan Balsalubre

10 / 20 / 2026
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	$6,404.52	Estimated total amount over year 1 for your escrowed property costs: *Property Taxes, Homeowner's Insurance, Mortgage Insurance*