FIN Title Company LLC
18201 Von Karman Ave, Suite 330
Irvine, CA 92612

File No./Escrow No.:	FIN-25018448
Print Date & Time:	September 17, 2026 9:09 am
Officer/Escrow Officer:	Carla Roell
Settlement Location:	18201 Von Karman Ave, Suite 330 Irvine, CA 92612
Property Address:	1504 N Washington St Baltimore, MD 21213
Buyer:	Yilak Hailegiorgis 4544 Old Frederick Rd Baltimore, MD 21229
Seller:	Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-1 75 Beattie Place, Suite 300 Greenville, SC 29601
Settlement Date :	September 18, 2026
Disbursement Date :	September 18, 2026

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	45,000.00	Purchase Price	45,000.00	
		Loan Amount		
1,000.00		Seller Credit		1,000.00
		Prorations/Adjustments		
332.13		County Taxes 07/01/26-09/18/26		332.13
		Title Charges and Escrow/Settlement Charges		
550.00		Settlement Closing Fee to FIN Title Company LLC	550.00	
		Courier Fee to FIN Title Company LLC	38.00	
		Title Search to FIN Title Company LLC	350.00	
		Title Search Update to FIN Title Company LLC	75.00	
		Wire Fee to FIN Title Company LLC	50.00	
300.00		Owner's Title Insurance to FIN Title Company LLC Coverage: $45,000.00 Premium: $300.00 Version: ALTA Owner's Policy of Title		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Insurance (07-01-2021)		
		Commissions		
913.00		Listing Agent Commission(2.50% less $212.00 Radian REM Fees) to Century 21 Downtown		
		Selling Agent Commission($1,000.00 less $212.00 Radian REM Fees to Century 21 Downtown	2,788.00	
		Admin Fee to Century 21 Downtown	595.00	
		Government Recording and Transfer Charges		
		Conveyance Deed - Recording Fee to Simplifile	60.00	
		Conveyance Deed - Tax Verification Fee to Simplifile	55.00	
112.50		Conveyance Deed - State Transfer Tax to Simplifile		
337.50		Conveyance Deed - City Transfer Tax to Simplifile	337.50	
225.00		Conveyance Deed - Recordation Tax to Simplifile	225.00	
		Miscellaneous		
		Deed Prep Fee to Betters Settlement Services	100.00	
		Municipal Lien Search to PropLogix, LLC	231.06	
		Mobile Notary Fee to Universal Notary, Inc	175.00	
212.00		Management Fee to Radian REM LLC	212.00	
500.00		Referral Fee to Shellpoint Mortgage		
400.00		Closing Coordination Fee to SingleSource Property Solutions, LLC		
148.00		Lien Cert Fee to SingleSource Property Solutions, LLC		
450.00		Title Exam Fee to Vendor Connect, LLC		
		EMD Transfer		4,500.00
226.57		Utiltiy Read to Baltimore City Public Works Department		

Seller			Buyer	
Debit	Credit		Debit	Credit
5,706.70	45,000.00	**Subtotals**	50,841.56	5,832.13
		Due from Buyer		45,009.43
39,293.30		**Due to Seller**		
45,000.00	45,000.00	**Totals**	50,841.56	50,841.56

Acknowledgement
We/I have carefully reviewed the 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 Settlement Statement. We/I authorize FIN Title Company LLC to cause the funds to be disbursed in accordance with this statement.

Buyer

Yilak Hailegiorgis

Seller

Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-1, Attorney in Fact

BY:_____

Carla Roell

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09/17/2026

_____
Carla Roell