

Personal Information

1. Matt Durette
2. 22 E. Churchill Street
3. <https://www.linkedin.com/in/matt-durette-8658a137/>
4. Matt currently holds two jobs at Northrup Grumman, he started his online MBA last year, and he started a full home AirBnB hosting business after that market had tanked to the point where it was not profitable to host homes. Not only, did he start that business, he has seemingly recruited others to enter the hosting business, using his management and cleaning skills and they too are renting out homes for what would have to be losses. The sheer volume of illogical claims and behavior is shocking. Matt became a focus of attention as he was part of the three person group related to Rachel Index's Baltimore Hosts group.



Documents

1. gDrive Folder <https://drive.google.com/open?id=1IDOKKr3qGy7ejhUKDSjn5cPa5Wn8DKjt>
2. Web Page <http://vacation-rental-maestro.weebly.com/matt-durette.html>

Food for Thought

1. Matt might be Superman. In a period of 14 months he purchased his first home (with 10% down?), he moved in, got it on AirBnB. Then he got another 8 property owners to allow him to manage their business. He also enrolled in a full time MBA program. And he did all this while holding down two jobs at Northrop Grumman.

The problems related to his listing and those he manages are numerous with the most significant being related to potential VA Loan Fraud and some type of Fake booking game -- and both of these can be seen on Benjamin Cohen's listing.

Matt has made conflicting claims about his business all over the internet and he's made implications he lives off of the STR business, which is an impossibility given current pricing and market forces.

Summary of Facts - Part 1 - Mortgage Related

1. Coming soon

Summary of Facts Part 2 - Other

Support: Acquisition and In Service

Property	MLS	SDAT	Tax Bill	MD Land Rec	Comments
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22 E Churchill St Baltimore MD 21230 Matt Durrette		SDAT		Deed Deed of Trust	\$343k on 12/8/2016 Primary residence Mortgage \$308,700 (10% down owner occupied is odd..) AirBnB Issues -- Insincere Reviews https://www.linkedin.com/in/matt-durrette-8658a137/ DoD work -- 2 jobs at Northrup Grumman right now -- started full time MBA in 2017 -- started this business in 2017
18 E. Randall St Baltimore MD 21230 Donna Leigh Culver		SDAT	Tax Bill	Deed Deed of Trust	\$249k on 3/28/2014 Primary residence Mortgage for \$237,500 Balt City --But NOT principal Residence --Homestead Credit - \$1167 AirBnB Issues -- Insincere Reviews -- Neighborhood Miisrep Linkedin???
1328 Webster St Baltimore MD 21230 Ed Craft		SDAT		Deed Deed of Trust	\$365,000 on 9/27/2013 Primary residence Mortgage for \$358k AirBnB Issues -- Listing Miisrep linkedin??
8 East Barney St Baltimore MD 21230 Jennifer M Sanislav (Derrick P. Miller)		SDAT		Deed Deed of Trust	\$244,900 on 4/18/2013 NOT primary residence Mortgage of \$236k (owner occupied) 3 non arms length txfrs in 10 yrs w mortgage of \$326k ?? AirBnB Issues -- Insincere Reviews -- Listing Misrepresentation https://www.linkedin.com/in/jennifer-miller-053b755/ J. Miller... Capital Group https://www.linkedin.com/in/derric

					k-miller-36394543/ Marion Military Inst Harkins Builders
???? Jennifer??					AirBnB Issues -- Insincere Reviews
10 Poultney St Baltimore MD 21230 Chris M Fiorino		SDAT		Deed Deed of Trust	300k on 11/18/2015 NOT primary residence Loan was owner occupied for \$285k - tax exempt rider Morgan Stanley in Bmore now SF https://www.linkedin.com/in/christopher-fiorino-79846822/
??? Chris ?? (Harry) Parkville...					Somewhere in Parkville Works at TekSystems w/ Mathew Hornaker ?? maybe this is a match? https://www.linkedin.com/in/chris-harry-34646b4/ https://www.linkedin.com/in/chris-ibertin-7049a051/
1723 Gough St Baltimore MD 21231 Benjamin Cohen					See his personal detailed document. VA Loan Fraud ? Tax fraud Principal Residence? Reservation fraud w/ two platform setup? AirBnB Issues -- Insincere Reviews -- Listing Misrepresentation https://www.linkedin.com/in/benjamin-cohen-9375a613/ DoD stuff US Army Reserves DoD Contraction - F5
4634 Dillon St Baltimore MD 21224 Matthew R Honaker Rebecca Honaker					\$361k on 8/12/2013 Balt City --Primary Residence --But they are no longer...

					AirBnB Issues -- Insincere reviews --Listing misrepresentation ---- neighborhood, owner https://www.linkedin.com/in/matthew-richard-honaker-7a171a13a/ TEKsystems - 12/17 present Sylvan Learning prior https://www.linkedin.com/in/rebecca-honaker-a8a141100/ T. Rowe Price
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VRBO:

- n/a

AirBnB:

- Matt's Profile: <https://www.airbnb.com/users/show/12360250>
 - Matt's Listings: <https://www.airbnb.com/users/12360250/listings>
(Matt has 13 listings -- but several are or the same property(ies))
1. <https://www.airbnb.com/rooms/21920008> BaltimoreBnBs-InnerHarbor-Fed Hill-2 Car Garage, 2br \$299/nt
(Matt's home -- 6 reviews -- Matt primary res #1 of 4 listings)
 2. <https://www.airbnb.com/rooms/16504187> Stadiums/Conv Center/Harbor 2BD/1BA & Free-Parking, 2br \$135/nt
(Matt's home -- 13 reviews -- Matt primary res #2 of 4 listings)
 3. <https://www.airbnb.com/rooms/15956676> InnerHarbor Sanctuary w/Private Garage Parking, 1br \$50/nt
(Matt's home -- 134 reviews -- Matt primary res #3 of 4 listings)
 4. <https://www.airbnb.com/rooms/15956382> Hidden Gem Steps from Stadiums/Conv Center/Harbor, 1br \$47/nt
(Matt's home -- 113 reviews -- Matt primary res #4 of 4 listings)
 5. <https://www.airbnb.com/rooms/23107922> BaltimoreBnBs-FedHill-ParkingPad-Superhosts, 2br \$100/nt
(Matt w/ Leigh's help - Leigh has 1 listing -- 15 reviews)
 6. <https://www.airbnb.com/rooms/2231713> Federal Hill Historic Row Home 3br \$299/nt
(Ed w/ Matt's help - #1 of 3 listings all for this property - 38 reviews)

7. <https://www.airbnb.com/rooms/2277568> Historic Row Home in Federal Hill 1br \$75/nt
([Ed](#) w/ [Matt](#) 's help - #2 of 3 listings all for this property - 6 reviews)
8. <https://www.airbnb.com/rooms/2277667> Baltimore Inner Harbor!! 1br \$60/nt
([Ed](#) w/ [Matt](#) 's help - #3 of 3 listings all for this property - 73 reviews)
9. <https://www.airbnb.com/rooms/20447462> BaltimoreBnBs-CharmCityEscape-HostedBy Superhosts!,
3br, \$225/nt --
([Jen](#)'s w/ [Matt](#) 's help -- Jen has 1 listing -- 46 reviews -- Matt primary contact)
10. <https://www.airbnb.com/rooms/18827676> BaltimoreBnBs-CharmCityCharmr-ConvCenter-Superhost,
3brs \$69/nt
([Jennifer](#) w/ [Matt](#) 's help -- Jennifer has 1 listing -- 47 reviews -- Matt primary contact)
11. <https://www.airbnb.com/rooms/16155272> BaltimoreBnBs-InnerHarbor-FedHill-PrivParking 3br
\$119/nt
([Chris](#) w/ [Matt](#) 's help -- Chris has 1 listing -- 102 reviews -- Matt primary contact)
12. <https://www.airbnb.com/rooms/19798143> BaltimoreBnBs-Upscale Home-15 Mins From Downtown 3BR
\$109/nt
([Christopher's](#) w/ [Matt](#) 's help -- Christopher has 1 listing -- 19 reviews -- Matt primary contact)
13. <https://www.airbnb.com/rooms/18076887> BaltimoreBnBs-HeartofFellsPoint-HostedBySuperhosts 3br
\$99/nt
([Benjamin](#) w/ [Matt](#) 's help -- Benjamin has 1 listing -- 74 reviews -- Matt primary contact)

Support: VRBO Reviews

1. n/a

Support: AirBnB Reviews

1. Others have reported numerous cases of fake reviews, especially initial reviews