

Newmark Title Services, LLC
ALTA Universal ID:
1700 Post Oak Blvd
Suite 250
Houston, TX 77056

File No./Escrow No.: NTS-203747-MD
 Print Date & Time: December 24, 2024 10:30 am
 Officer/Escrow Officer: Lisa Famulare
 Settlement Location: 1700 Post Oak Blvd, Suite 250
 Houston, TX 77056
 Property Address: 302 32nd Street, Unit 406
 Ocean City, MD 21842
 Borrower: Mark Leatherwood and Christine Leatherwood
 Seller: Bay Club Time-Share Owners Association, Inc.
 Lender: The Farmers Bank of Willards
 Settlement Date : December 27, 2024
 Disbursement Date : December 27, 2024

| Seller | | Description | Borrower | |
|--------|------------|---|------------|------------|
| Debit | Credit | | Debit | Credit |
| | | Financial | | |
| | 374,900.00 | Sale Price of Property | 374,900.00 | |
| | | Deposit | | 3,500.00 |
| | | Loan Amount | | 299,900.00 |
| | | | | |
| | | Prorations/Adjustments | | |
| 40.01 | | Sewer Charges to Town of Ocean City to Newmark Title Services Recording 12/01/24-02/28/25 | 98.49 | |
| | 105.40 | Maintenance Fees 12/27/24-12/31/24 | 105.40 | |
| | 579.37 | County Taxes 12/27/24-06/30/25 | 579.37 | |
| | | | | |
| | | Loan Charges to The Farmers Bank of Willards | | |
| | | Mortgage Doc Prep Fee to FBW | 500.00 | |
| | | Appraisal Fee to FBW for LendersAllies | 550.00 | |
| | | CoreLogic Tax Services to FBW for CoreLogic | 83.00 | |
| | | Courier Fee to FBW for Moore's Courier Service | 25.00 | |

| Seller | | Description | Borrower | |
|-----------|--------|---|----------|--------|
| Debit | Credit | | Debit | Credit |
| | | Loan Charges to The Farmers Bank of Willards (continued) | | |
| | | Credit Report to FBW for Equifax | 70.97 | |
| | | Document Review Fee to FBW for Mid-Atlantic Title & Escrow | 150.00 | |
| | | Flood Certification to FBW for CoreLogic | 14.00 | |
| | | | | |
| | | Other Loan Charges | | |
| | | ERecording Fee (B) to Newmark Title Services Recording | 4.75 | |
| | | Notary Fee - Borrower to Susana Pilar Burton | 250.00 | |
| | | | | |
| | | Title Charges and Escrow/Settlement Charges | | |
| | | Bankruptcy Search to Newmark Title Services, LLC | 95.00 | |
| | | CPL to Newmark Title Services, LLC | 30.00 | |
| | | Deed Drafting to Newmark Title Services, LLC | 150.00 | |
| | | Lender's Title Insurance to Newmark Title Services, LLC Coverage: \$299,900.00 Premium: \$240.00 Version: ALTA 2021 Loan Policy | 240.00 | |
| | | Patriot Search to Newmark Title Services, LLC | 95.00 | |
| | | Recording Service Charge to Newmark Title Services, LLC | 100.00 | |
| | | Search and Exam Fee to Newmark Title Services, LLC | 254.84 | |
| 60.00 | | FedEx Fee to Newmark Title Services, LLC | | |
| 100.00 | | Lien Search to Newmark Title Services, LLC | | |
| 250.00 | | Notary Fee - Seller to Newmark Title Services, LLC | | |
| | | Owner's Title Insurance to Newmark Title Services, LLC Coverage: \$374,900.00 Premium: \$1,837.50 Version: ALTA 2021 Owner's Policy | 1,837.50 | |
| 1,961.16 | | Search and Exam Fee to Newmark Title Services, LLC | | |
| 2,000.00 | | Settlement Fee to Newmark Title Services, LLC | | |
| | | | | |
| | | Commissions | | |
| | | Admin Fee to Coldwell Banker Realty | 480.00 | |
| 10,309.75 | | Real Estate Commission to Berkshire | | |

| Seller | | Description | Borrower | |
|------------|------------|---|------------|------------|
| Debit | Credit | | Debit | Credit |
| | | Commissions (continued) | | |
| | | Hathaway HomeServices PenFed Realty | | |
| 7,498.00 | | Real Estate Commission to Coldwell Banker Realty | | |
| | | | | |
| | | Government Recording and Transfer Charges | | |
| | | Recording Fees to Newmark Title Services Recording | 175.00 | |
| 937.25 | | County Transfer Tax to Newmark Title Services Recording | 937.25 | |
| 1,237.50 | | Recordation Tax to Newmark Title Services Recording | 1,237.50 | |
| 937.25 | | State Transfer Tax to Newmark Title Services Recording | 937.25 | |
| | | | | |
| | | Miscellaneous | | |
| 131.00 | | Sewer Charges to Town of Ocean City to Newmark Title Services Recording | | |
| 50,000.00 | | Special Assessment to Bay Club Condominium Association, Inc. | | |
| 2,295.00 | | Title Research Fees to Holiday Property Partners | | |
| 500.00 | | Trustee Fee to Cody Adams | | |
| | | | | |
| Seller | | | Borrower | |
| Debit | Credit | | Debit | Credit |
| 78,256.92 | 375,584.77 | Subtotals | 383,900.32 | 303,400.00 |
| | | Due from Borrower | | 80,500.32 |
| 297,327.85 | | Due to Seller | | |
| 375,584.77 | 375,584.77 | Totals | 383,900.32 | 383,900.32 |

Acknowledgment of Receipt of Closing Disclosure and ALTA Settlement Statement

Borrower: Mark Leatherwood and Christine Leatherwood
Seller: Bay Club Time-Share Owners Association, Inc.
Lender: The Farmers Bank of Willards
Settlement Agent: Newmark Title Services, LLC
(469)467-2085
Place of Settlement: 1700 Post Oak Blvd, Suite 250
Houston, TX 77056
Settlement Date: December 27, 2024
Property Location: 302 32nd Street, Unit 406, Ocean City, MD 21842

I have carefully reviewed the Closing Disclosure and ALTA Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure and ALTA Settlement Statement.

| | |
|--|--|
| Borrower | Seller |
| <div><div></div><div>Mark Leatherwood</div></div> | Bay Club Time-Share Owners Association, Inc. |
| <div><div></div><div>Christine Leatherwood</div></div> | BY: <div><div></div><div>Cody Adams</div><div>Substitute Trustee</div></div> |

To the best of my knowledge, the Closing Disclosure and ALTA Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Newmark Title Services, LLC
BY:

Settlement Agent