

**A. Settlement Statement (HUD-1)  
FINAL**

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins	6. File Number: NTS-202726-MD
4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> D Conv. Ins		7. Loan Number:
			8. Mortgage Insurance Case Number:
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (NTS-202726-MO/20)			
<b>D. Name and Address of Borrower:</b> 304 32nd Street Realty, LLC, a Maryland limited liability company 15 Orchard Hill Dr Manalapan, NJ 07726		<b>E. Name and Address of Seller:</b> Bay Club Time-Share Owners Association, Inc.	
		<b>F. Name and Address of Lender:</b> Calvin B. Taylor Banking Co. of Berlin, Maryland 24 North Main Street Berlin, MD 21811	
<b>G. Property Location:</b> 302 32nd Street, Unit 304 Ocean City, MD 21842 Worcester County, Maryland Parcel ID(s): 10-273838,		<b>H. Settlement Agent:</b> Newmark Title Services, LLC (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056	
		<b>I. Settlement Date:</b> April 05, 2024 <b>Disbursement Date:</b> April 05, 2024	
		<b>Place of Settlement:</b> 6300 Coastal Hwy 1st Floor Ocean City, MD 21842	

J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
<b>100. Gross Amount Due from Borrower</b>				<b>400. Gross Amount Due to Seller</b>			
101. Contract sales price		379,900.00		401. Contract sales price		379,900.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		8,576.73		403.			
104.				404.			
105.				405.			
<b>Adjustments for items paid by seller in advance</b>				<b>Adjustments for items paid by seller in advance</b>			
106. City/Town taxes				406. City/Town taxes			
107. County taxes 04/05/24 to 07/01/24		234.22		407. County taxes 04/05/24 to 07/01/24		234.22	
108. Assessments				408. Assessments			
109.				409.			
110. Maintenance Fees 04/05/24-04/30/24		853.94		410. Maintenance Fees 04/05/24-04/30/24		853.94	
111.				411.			
112.				412.			
<b>120. Gross amount due from Borrower</b>		<b>389,564.89</b>		<b>420. Gross amount due to Seller</b>		<b>380,988.16</b>	
<b>200. Amounts Paid by or in Behalf of Borrower</b>				<b>500. Reductions in Amount Due to Seller</b>			
201. Deposit or earnest money		10,000.00		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)		284,925.00		502. Settlement charges to seller (line 1400)		25,982.27	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506.			
207.				507. Dep. disbursed as proceeds			
208.				508.			
209.				509.			
<b>Adjustments for items unpaid by seller</b>				<b>Adjustments for items unpaid by seller</b>			
210. City/Town taxes				510. City/Town taxes			
211. County taxes				511. County taxes			
212. Assessments				512. Assessments			
213.				513. Special Assessment to Bav Club Condominium Assoc		50,000.00	
214.				514. Trustee Fee to Cody Adams		500.00	
215.				515. Title Research Fees to HPP		2,295.00	
216.				516.			
217.				517.			
218.				518.			
219.				519.			
<b>220. Total paid by/for Borrower</b>		<b>294,925.00</b>		<b>520. Total reduction amount due Seller</b>		<b>78,777.27</b>	
<b>300. Cash at Settlement from/to Borrower</b>				<b>600. Cash at Settlement from/to Seller</b>			
301. Gross amount due from Borrower (Line 120)		389,564.89		601. Gross amount due to Seller (Line 420)		380,988.16	
302. Less amount paid by/for Borrower (Line 220)		294,925.00		602. Less reductions due Seller (Line 520)		78,777.27	
<b>303. CASH FROM BORROWER</b>		<b>94,639.89</b>		<b>603. CASH TO SELLER</b>		<b>302,210.89</b>	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charaes				
700.	<b>Total Real Estate Broker Fees</b>		<b>\$18,440.25</b>	
<i>Division of commission (line 700) as follows:</i>				
701.	\$ 10,842.25	to Berkshire Hathaway HomeServices PenFed Realty		
Note: Line 701 includes adjustment of \$395.00				
702.	\$ 7,598.00	to Berkshire Hathaway HomeServices PenFed Realty		
703.	Commission paid at settlement			18,440.25
704.	Admin Fee	to Berkshire Hathaway HomeServices PenFed Realty	395.00	
<b>800. Items Payable In Connection with Loan</b>				
801.	Our origination charge (from GFE #1)			
802.	Your credit or charae (points) for the specific interest rate chosen (from GFE #2)			
803.	Your adjusted orination charaes (from GFE #A)			
804.	Appraisal fee to MountainSeed bv CBTB to Calvin B. Taylor Bankin (from GFE #3)		640.00	
805.	Credit report (from GFE #3)			
806.	Tax service (from GFE #3)			
807.	Flood certification (from GFE #3)			
808.	Document Preparation Fee to Calvin B. Taylor Banking Co. of Berli		850.00	
809.	Attorney Review Fee to Thomas K. Coates to Calvin B. Taylor Bani		250.00	
810.				
811.				
<b>900. Items Reauired by Lender to be Paid In Advance</b>				
901.	Interest from 04/05/24 to 05/01/24 to Calvin B. Taylor Banking Co. of Berlin, Marvland @. \$ /day (26 days @.			
902.	Mortgage insurance premium for month to (from GFE #3)			
903.	Homeowner's insurance for year to (from GFE #11)			
904.	for year to			
905.				
<b>1000. Reserves Deposited with Lender</b>				
1001.	Initial deposit for your escrow account (from GFE #9)			
1002.	Homeowner's insurance	Months@.\$ per Month		
1003.	Mortgage insurance	Months@.\$ per Month		
1004.	Property taxes	Months@.\$ per Month		
1005.		Months@.\$ per Month		
1006.		Months@.\$ per Month		
1007.		Months@.\$ per Month		
1008.		Months@.\$ per Month		
<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance to Newmark Title Servicei (from GFE #4)		240.00	
1102.	Settlement Fee to Newmark Title Services, LLC			2,000.00
1103.	Owner's title insurance to Newmark Title Services, LLC (from GFE #5)		1,859.50	
1104.	Lender's title insurance to Newmark Title Services, LLC \$240.00			
1105.	Lender's title policy limit \$284,925.00			
1106.	Owner's title policy limit \$379,900.00			
1107.	Agent's portion of the total title insurance premium to Newmark Title Services, LL< \$1,784.57			
1108.	Underwriter's portion of the total title insurance premium to Old Republic National \$314.93			
1109.	ERecording Fee (B) to Newmark Title Services Recordina		14.25	
1110.	Recording Service Charge to Newmark Title Services, LLC		100.00	
1111.	Notarv Fee to Susana Pilar Burton		250.00	
1112.	Notarv Fee to Newmark Title Services, LLC			250.00
1113.	Patriot Search to Newmark Title Services, LLC		95.00	
1114.	Bankruptcy Search to Newmark Title Services, LLC		95.00	
1115.	Lien Search to Newmark Tille Services, LLC			100.00
1116.	Search and Exam Fee to Global Point Closing Services		254.84	1,961.16
1117.	CPL to Old Republic National Title Insurance Company		30.00	
1118.	FedEx Fee to Newmark Tille Services, LLC		30.00	30.00
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Government recordina charaes to Newmark Title Services Recordi1 (from GFE #7)		235.00	
1202.	Deed \$ 60.00;	Mortaaae \$ 115.00; Releases\$		
1203.	Transfer taxes to Newmark Title Services Recording (from GFE #8)		3,153.50	
1204.	City/County tax/stamps	Deed \$ 4,407.50; MortQage \$		2,203.75
1205.	State tax/stamps	Deed \$ 1,899.50; Mortgage\$		949.75
1206.	Record Assignment of Rents [\$60] to Newmark Title Services Recc			
<b>1300. Additional Settlement Charges</b>				
1301.	Required services that you can shop for (from GFE #6)			
1302.	Sewer Charges to Town of Ocean City	03/01/24-05/31/24	77.14	47.36
1303.	Bay Restoration Fee to Town of Ocean City	06/01/23-08/31/24	7.50	
1304.				
1305.				
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		8,576.73	25,982.27

## Final HUD-1, Attachment

**Borrower:** 304 32nd Street Realty, LLC, a  
Maryland limited liability company,  
15 Orchard Hill Dr  
Manalapan, NJ 07726

**Seller:** Bay Club Time-Share Owners  
Association, Inc.

**Lender:** Calvin B. Taylor Banking Co. of Berlin, Maryland

**Settlement Agent:** Newmark Title Services, LLC  
(469)467-2085

**Place of Settlement:** 6300 Coastal Hwy  
1st Floor  
Ocean City, MD 21842

**Settlement Date:** April 5, 2024

**Disbursement Date:** April 5, 2024

**Property Location:** 302 32nd Street, Unit 304  
Ocean City, MD 21842  
Worcester County, Maryland  
Parcel ID(s): 10-273838,

### Title Services and Lender's Title Insurance

<u>Payee/Description</u>	<u>Disclosure</u>	<u>Borrower</u>	<u>Seller</u>
Newmark Title Services, LLC (from GFE #4)	240.00		
Lender's title insurance			

<b>Total Title Services and Lender's Title Insurance</b>	<b>240.00</b>
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### Adjustments For Items Paid By Seller In Advance (Borrower Debit)

<u>Proration Date</u>	<u>Description</u>	<u>Amount Prorated</u>	<u>Disclosure</u>	<u>Prorated Amount</u>
04/05/24		985.32		853.94
	Maintenance Fees			
	04/05/24-04/30/24			
	Buyer pays 26 Days of 30, Seller pays 4 Days of 30			
	<b>Total Line 110/410</b>			<b>853.94</b>

