



A. Settlement Statement (HUD-1)  
FINAL

B. Type of Loan			
1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. <input type="checkbox"/> Conv. Unins		6. File Number: NTS-203183-MD	7. Loan Number:
4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins			8. Mortgage Insurance Case Number:
C. Note: <i>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.</i> <div>(NTS-203183-MD/37)</div>			
D. Name and Address of Borrower: [REDACTED]		E. Name and Address of Seller: Bay Club Time-Share Owners Association, Inc. 302 32nd Street Ocean City, MD 21842	F. Name and Address of Lender:
G. Property Location: 302 32nd Street, Unit 206 Ocean City, MD 21842 Worcester County, Maryland Parcel ID(s): 10-273714,		H. Settlement Agent: Newmark Title Services, LLC    (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056  Place of Settlement: [REDACTED]	I. Settlement Date: July 24, 2024  Disbursement Date: July 24, 2024

J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
100. Gross Amount Due from Borrower				400. Gross Amount Due to Seller			
101. Contract sales price		375,000.00		401. Contract sales price		375,000.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		6,201.20		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/Town taxes				406. City/Town taxes			
107. County taxes				407. County taxes			
108. Assessments				408. Assessments			
109.				409.			
110. Maintenance Fees	07/24/24-07/31/24	168.65		410. Maintenance Fees	07/24/24-07/31/24	168.65	
111.				411.			
112.				412.			
120. Gross amount due from Borrower		381,369.85		420. Gross amount due to Seller		375,168.65	
200. Amounts Paid by or in Behalf of Borrower				500. Reductions in Amount Due to Seller			
201. Deposit or earnest money		5,000.00		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)				502. Settlement charges to seller (line 1400)		25,343.05	
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. Seller Credit to Buyer		6,500.00		508. Seller Credit to Buyer		6,500.00	
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/Town taxes				510. City/Town taxes			
211. County taxes 07/01/24 to 07/23/24		71.64		511. County taxes 07/01/24 to 07/23/24		71.64	
212. Assessments				512. Assessments			
213.				513.			
214.				514. Special Assessment to Bay Club Condominium Assoc		50,000.00	
215.				515. Trustee Fee to Cody Adams		500.00	
216.				516. Title Research Fees to HPP		2,295.00	
217.				517.			
218.				518.			
219.				519.			
220. Total paid by/for Borrower		11,571.64		520. Total reduction amount due Seller		84,709.69	
300. Cash at Settlement from/to Borrower				600. Cash at Settlement from/to Seller			
301. Gross amount due from Borrower (Line 120)		381,369.85		601. Gross amount due to Seller (Line 420)		375,168.65	
302. Less amount paid by/for Borrower (Line 220)		( 11,571.64)		602. Less reductions due Seller (Line 520)		( 84,709.69)	
303. CASH FROM BORROWER		369,798.21		603. CASH TO SELLER		290,458.96	

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 Charges									
700. Total Real Estate Broker Fees							\$ 17,812.50		
Division of commission (line 700) as follows:									
701. \$ 10,312.50 to Berkshire Hathaway HomeServices PenFed Realty									
702. \$ 7,500.00 to eXp Realty, LLC									
703. Commission paid at settlement								17,812.50	
704. Admin Fee to eXp Realty, LLC							450.00		
800. Items Payable in Connection with Loan									
801. Our origination charge (from GFE #1)									
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2)									
803. Your adjusted origination charges (from GFE #A)									
804. Appraisal fee (from GFE #3)									
805. Credit report (from GFE #3)									
806. Tax service (from GFE #3)									
807. Flood certification (from GFE #3)									
808.									
809.									
810.									
811.									
900. Items Required by Lender to be Paid in Advance									
901. Interest from 07/24/24 to 08/01/24 to @ \$ /day (8 days @ %) (from GFE #10)									
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.									
1000. Reserves Deposited with Lender									
1001. Initial deposit for your escrow account (from GFE #9)									
1002. Homeowner's insurance Months @ \$ per Month									
1003. Mortgage insurance Months @ \$ per Month									
1004. County taxes Months @ \$ per Month									
1005. Months @ \$ per Month									
1006. Months @ \$ per Month									
1007. Months @ \$ per Month									
1008. Months @ \$ per Month									
1100. Title Charges									
1101. Title services and lender's title insurance (from GFE #4)									
1102. Settlement Fee to Newmark Title Services, LLC								2,000.00	
1103. Owner's title insurance to Newmark Title Services, LLC (from GFE #5)							1,837.50		
1104. Lender's title insurance									
1105. Lender's title policy limit									
1106. Owner's title policy limit \$375,000.00									
1107. Agent's portion of the total title insurance premium to Newmark Title Services, LL \$1,561.87									
1108. Underwriter's portion of the total title insurance premium to Old Republic National \$275.63									
1109. ERecording Fee (B) to Newmark Title Services Recording							4.75		
1110. Recording Service Charge to Newmark Title Services, LLC							100.00		
1111. Notary Fee to Newmark Title Services, LLC								250.00	
1112. Bankruptcy Search to Newmark Title Services, LLC							95.00		
1113. Patriot Search to Newmark Title Services, LLC							95.00		
1114. Deed Drafting to Newmark Title Services, LLC							100.00		
1115. FedEx Fee to Newmark Title Services, LLC							30.00	30.00	
1116. Lien Search to Newmark Title Services, LLC								100.00	
1117. Search and Exam Fee to Global Point Closing Services							254.84	1,961.16	
1200. Government Recording and Transfer Charges									
1201. Government recording charges to Newmark Title Services Recordi (from GFE #7)							60.00		
1202. Deed \$ 60.00; Mortgage \$ ; Releases \$									
1203. Transfer taxes to Newmark Title Services Recording (from GFE #8)							3,112.50		
1204. City/County tax/stamps Deed \$ 4,350.00; Mortgage \$								2,175.00	
1205. State tax/stamps Deed \$ 1,875.00; Mortgage \$								937.50	
1300. Additional Settlement Charges									
1301. Required services that you can shop for (from GFE #6)									
1302. Bay Restoration Fee to Town of Ocean City to Newmark Title Servi 9/1/24-11/30/24							7.50		
1303. Sewer Charges to Town of Ocean City to Newmark Title Services R 6/1/24-8/31/24							54.11	76.89	
1304.									
1305.									
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)							6,201.20	25,343.05	

Final HUD-1, Attachment

Borrower: [REDACTED]  
[REDACTED]

Seller: Bay Club Time-Share Owners  
Association, Inc.  
302 32nd Street  
Ocean City, MD 21842

Lender:

Settlement Agent: Newmark Title Services, LLC  
(469)467-2085  
Place of Settlement: 1700 Post Oak Blvd  
Suite 250  
Houston, TX 77056  
Settlement Date: July 24, 2024  
Disbursement Date: July 24, 2024  
Property Location: 302 32nd Street, Unit 206  
Ocean City, MD 21842  
Worcester County, Maryland  
Parcel ID(s): 10-273714,


Adjustments For Items Paid By Seller In Advance (Borrower Debit)

Proration Date	Description	Amount Prorated	Disclosure	Prorated Amount
07/24/24		653.50		168.65
	Maintenance Fees			
	07/24/24-07/31/24			
	Buyer pays 8 Days of 31, Seller pays 23 Days of 31			
		Total Line 110/410		168.65

# Signatures

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Newmark Title Services, LLC

BY:   
Settlement Agent

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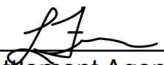
## Signatures

Seller

Bay Club Time-Share Owners Association, Inc.

BY:   
Cody Adams  
Substitute Trustee

Newmark Title Services, LLC

BY:   
Settlement Agent