

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

B. Type of Loan			
1. <input checked="" type="radio"/> FHA	2. <input type="radio"/> RHS	3. <input checked="" type="radio"/> Conv. Unins	6. File Number: NTS-202725-MD
4. <input type="checkbox"/> VA	5. <input type="radio"/> Conv. Ins		7. Loan Number:
8. Mortgage Insurance Case Number:			
C. Note: 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-202725-MD/26)			
D. Name and Address of Borrower: 305 32nd Street Realty, LLC 15 Orchard Hill Dr Manalapan, NJ 07726		E. Name and Address of Seller: Bay Club Time Share Owners Association, Inc.	
		F. Name and Address of Lender: Calvin B. Taylor Banking Co. of Berlin, Maryland 24 North Main Street Berlin, MD 21811	
G. Property Location: 302 32nd Street, Unit 305 Ocean City, MD 21842 Worcester County, Maryland Parcel ID(s): 10-273846,		H. Settlement Agent: Newmark Title Services, LLC (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056 Place of Settlement: 6300 Coastal Hwy 1st Floor Ocean City, MD 21842	
		I. Settlement Date: April 05, 2024 Disbursement Date: April 05, 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	384,900.00	401. Contract sales price	384,900.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,545.17	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 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	566.37	410. Maintenance Fees 04/05/24-04/30/24	566.37
111.		411.	
112.		412.	
120. Gross amount due from Borrower	394,245.76	420. Gross amount due to Seller	385,700.59
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	288,675.00	502. Settlement charges to seller (line 1400)	26,266.33
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.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes		511. County taxes	
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	298,675.00	520. Total reduction amount due Seller	79,061.33
300. Cash at Settlement from/to Borrower		600. Cash at Settlement from/to Seller	
301. Gross amount due from Borrower (Line 120)	394,245.76	601. Gross amount due to Seller (Line 420)	385,700.59
302. Less amount paid by/for Borrower (Line 220)	(298,675.00	602. Less reductions due Seller (Line 520)	(79,061.33
303. CASH FROM BORROWER	95,570.76	603. CASH TO SELLER	306,639.26

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.

700. Total Real Estate Broker Fees \$18,677.75				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701. \$ 10,979.75 to Berkshire Hathaway HomeServices PenFed Realty Note: Line 701 includes adjustment of \$395.00 For Admin Fee					
702. \$ 7,698.00 to Berkshire Hathaway HomeServices PenFed Realty					
703. Commission paid at settlement					18,677.75
704. Admin Fee to Berkshire Hathaway HomeServices PenFed Realty				395.00	
800. Items Payable In Connection with Loan					
801. Our origination charge (from GFE #1)					
802. Your credit or charge in points for the specific interest rate chosen (from GFE #2)					
803. Your adjusted origination charges (from GFE #A)					
804. Appraisal fee to MountainSeed by 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 Bankina Co. of Berli				850.00	
809. Attorney Review Fee to Thomas K. Coates to Calvin B. Taylor Bani				250.00	
810.					
811.					
900. Items Required by Lender to be Paid in Advance					
901. Interest from 04/05/24 to 05/01/24 to Calvin B. Taylor Banking Co. or Berlin, Maryland (ci) \$ /day (26 days (ci) *)					
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. Property taxes Months (ci) \$ per Month					
1005. Months@\$ per Month					
1006. Months (ai) \$ per Month					
1007. Months@\$ per Month					
1008. Months@\$ per Month					
1100. Title Charges					
1101. Title services and lender's title insurance to Newmark Title Service! (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)				1,881.50	
1104. Lender's title insurance to Newmark Title Services, LLC \$240.00					
1105. Lender's title policy limit \$288,675.00					
1106. Owner's title policy limit \$384,900.00					
1107. Agent's portion of the total title insurance premium to Newmark Title Services, LU \$1,803.27					
1108. Underwriter's portion of the total title insurance premium to Old Republic National \$318.23					
1109. ERecording Fee (B) to Newmark Title Services Recording				14.25	
1110. Recording Service Charge to Newmark Title Services, LLC				100.00	
1111. Notary Fee to Newmark Title Services, LLC				250.00	
1112. Notary Fee to Newmark Title Services, LLC					250.00
1113. Deed Drafting to Newmark Title Services, LLC				100.00	
1114. Lien Search to Newmark Title Services, LLC					100.00
1115. Search and Exam Fee to Global Point Closina Services				254.84	1,961.16
1116. FedEx Fee to Newmark Title Services, LLC				30.00	30.00
1117. CPL to Old Republic National Title Insurance Company				30.00	
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Newmark Title Services Recording (from GFE #7)				235.00	
1202. Deed \$ 60.00; Mortgage \$ 115.00; Releases \$					
1203. Transfer taxes to Newmark Title Services Recording (from GFE #8)				3,195.00	
1204. City/County tax/stamps Deed \$ 4,465.50; Mortgage \$					2,232.15
1205. State tax/stamps Deed \$ 1,924.50; Mortgage \$					962.25
1206. Record Assignment of Rents 1\$601 to Newmark Title Services Recd					
1300. Additional Settlement Charges					
1301. Required services that you can show for (from GFE #6)					
1302. Sewer Charges to Town of Ocean City 03/01/24-03/31/24				77.14	47.36
1303. Bay Restoration Fee to Town of Ocean City 06/01/23-06/31/24				2.44	5.06
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				8,545.17	26,266.33

Final HUD-1, Attachment

Borrower: 305 32nd Street Realty, LLC
15 Orchard Hill
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 305
Ocean City, MD 21842
Worcester County, Maryland
Parcel ID(s): 10-273846,

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			
Total Title Services and Lender's Title Insurance	240.00		

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

<u>Proration</u>	<u>Amount</u>	<u>Disclosure</u>	<u>Prorated Amount</u>
<u>Date</u>	<u>Description</u>	<u>Prorated</u>	
04/05/24		653.50	566.37
	Maintenance Fees		
	04/05/24-04/30/24		
	Buyer pays 26 Days of 30, Seller pays 4 Days of 30		
	Total Line 110/410		566.37

