



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-203686-MD |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv. Ins | 7. Loan Number: | 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> (NTS-203686-MD/23) | | | |
| D. Name and Address of Borrower: Sheila A. Englehart 413 Wood Lane Denton, MD 21629 | | E. Name and Address of Seller: Bay Club Time-Share Owners Association, Inc. PO Box 3307 Ocean City, MD 21843 | |
| F. Name and Address of Lender: | | G. Property Location: 302 32nd Street, Unit 404 Ocean City, MD 21842 Worcester County, Maryland Parcel ID(s): 10-273951, | |
| H. Settlement Agent: Newmark Title Services, LLC (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056 | | I. Settlement Date: November 18, 2024 Disbursement Date: November 18, 2024 | |
| Place of Settlement: 1700 Post Oak Blvd Suite 250 Houston, TX 77056 | | | |

| 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 | 365,000.00 | 401. Contract sales price | 365,000.00 |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to borrower (line 1400) | 6,114.18 | 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 11/18/24 to 06/30/25 | 700.85 | 407. County taxes 11/18/24 to 06/30/25 | 700.85 |
| 108. Assessments | | 408. Assessments | |
| 109. | | 409. | |
| 110. Maintenance Fees 11/18/24-11/30/24 | 283.18 | 410. Maintenance Fees 11/18/24-11/30/24 | 283.18 |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. Gross amount due from Borrower | 372,098.21 | 420. Gross amount due to Seller | 365,984.03 |
| 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) | 24,821.07 |
| 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. Special Assessment to Bay Club Condo 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. | |
| 220. Total paid by/for Borrower | 5,000.00 | 520. Total reduction amount due Seller | 77,616.07 |
| 300. Cash at Settlement from/to Borrower | | 600. Cash at Settlement from/to Seller | |
| 301. Gross amount due from Borrower (Line 120) | 372,098.21 | 601. Gross amount due to Seller (Line 420) | 365,984.03 |
| 302. Less amount paid by/for Borrower (Line 220) | (5,000.00) | 602. Less reductions due Seller (Line 520) | (77,616.07) |
| 303. CASH FROM BORROWER | 367,098.21 | 603. CASH TO SELLER | 288,367.96 |

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 | | | \$ 17,337.50 | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
| Division of commission (line 700) as follows: | | | | | | |
| 701. | \$ 10,037.50 | to Berkshire Hathaway HomeServices PenFed Realty | | | | |
| 702. | \$ 7,300.00 | to Northrop Realty | | | | |
| 703. Commission paid at settlement | | | | | | 17,337.50 |
| 704. Broker Admin Fee to Northrop Realty | | | | | 395.00 | |
| 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 11/18/24 to 12/01/24 to @ \$ /day (13 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. | Property 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) | 1,793.50 | |
| 1104. | Lender's title insurance | | | | | |
| 1105. | Lender's title policy limit | | | | | |
| 1106. | Owner's title policy limit \$365,000.00 | | | | | |
| 1107. | Agent's portion of the total title insurance premium to Newmark Title Services, LLC | | | \$1,524.47 | | |
| 1108. | Underwriter's portion of the total title insurance premium to Old Republic National | | | \$269.03 | | |
| 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 - seller to Newmark Title Services, LLC | | | | | 250.00 |
| 1112. | Deed Drafting to Newmark Title Services, LLC | | | | 100.00 | |
| 1113. | Patriot Search to Newmark Title Services, LLC | | | | 95.00 | |
| 1114. | Bankruptcy Search to Newmark Title Services, LLC | | | | 95.00 | |
| 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 | | | (from GFE #7) | 60.00 | |
| 1202. | Deed \$ 60.00; Mortgage \$; Releases \$ | | | | | |
| 1203. | Transfer taxes to Newmark Title Services Recording | | | (from GFE #8) | 3,029.50 | |
| 1204. | City/County tax/stamps Deed \$ 4,234.00; Mortgage \$ | | | | | 2,117.00 |
| 1205. | State tax/stamps Deed \$ 1,825.00; Mortgage \$ | | | | | 912.50 |
| 1300. Additional Settlement Charges | | | | | | |
| 1301. | Required services that you can shop for | | | (from GFE #6) | | |
| 1302. | Sewer Charges to Newmark Title Services Recording | | | 09/01/24-02/28/25 | 149.09 | 112.91 |
| 1303. | Bay Restoration Fee to Newmark Title Services Recording | | | | 7.50 | |
| 1304. | | | | | | |
| 1305. | | | | | | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | | | 6,114.18 | 24,821.07 |

Final HUD-1, Attachment

Borrower: Sheila A. Englehart
413 Wood Lane
Denton, MD 21629

Seller: Bay Club Time-Share Owners
Association, Inc.
PO Box 3307
Ocean City, MD 21843

Lender:

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

Place of Settlement: 1700 Post Oak Blvd
Suite 250
Houston, TX 77056

Settlement Date: November 18, 2024

Disbursement Date: November 18, 2024

Property Location: 302 32nd Street, Unit 404
Ocean City, MD 21842
Worcester County, Maryland
Parcel ID(s): 10-273951,

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

| Proration Date | Description | Amount Prorated | Disclosure | Prorated Amount |
|---------------------------|---|----------------------------|-------------------|------------------------|
| 11/18/24 | | 653.50 | | 283.18 |
| | Maintenance Fees | | | |
| | 11/18/24-11/30/24 | | | |
| | Buyer pays 13 Days of 30, Seller pays 17 Days of 30 | | | |
| | | Total Line 110/410 | | <hr/> 283.18 |

Signatures

Seller

Bay Club Time-Share Owners Association, Inc.

BY: 

Cody Adams
Successor Trustee

Newmark Title Services, LLC

BY: 

Settlement Agent

Signatures

Borrower

Sheila A. Englehart

box SIGN 1920LR2Y-4635JY30

Sheila A. Englehart

Newmark Title Services, LLC

BY: *[Signature]*

Settlement Agent