

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

File No./Escrow No.: NTS-203787-MD
 Print Date & Time: January 15, 2025 1:09 pm
 Officer/Escrow Officer: Lisa Famulare
 Settlement Location: 1700 Post Oak Blvd, Suite 250
 Houston, TX 77056
 Property Address: 302 32nd St, Unit 202
 Ocean City, MD 21842
 Borrower:
 Seller: Bay Club Time-Share Owners Association, Inc.
 Lender: Farmers Bank of Willards
 Settlement Date : January 17, 2025
 Disbursement Date : January 17, 2025

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	360,000.00	Sale Price of Property	360,000.00	
		Deposit		3,500.00
		Loan Amount		288,000.00
		Prorations/Adjustments		
72.33		Sewer Charges and Bay Restoration Fee to Newmark Title Services Recording 12/01/24-02/28/25	66.17	
	321.50	Maintenance Fee 01/17/25-01/31/25	321.50	
	513.96	County Taxes 01/17/25-06/30/25	513.96	
		Loan Charges to Farmers Bank of Willards		
		Mortgage Document Preparation Fee	500.00	
		Appraisal Fee for LendersAllies	550.00	
		Corelogic Tax Services for CoreLogic	83.00	
		Courier Fee for Moore's Courier Service	25.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to Farmers Bank of Willards (continued)		
		Credit Report for Equifax	65.66	
		Flood Certification for CoreLogic	14.00	
		Other Loan Charges		
		ERecording Fee (B) to Newmark Title Services Recording	9.50	
		Notary Fee (buyer) to Susana Pilar Burton	250.00	
		Title Charges and Escrow/Settlement Charges		
		Bankruptcy Search to Newmark Title Services, LLC	95.00	
		CPL to Old Republic National Title Insurance Company	30.00	
		Deed Drafting to Newmark Title Services, LLC	100.00	
		Lender's Title Insurance to Newmark Title Services, LLC Coverage: \$1,000.00 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	
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: \$360,000.00 Premium: \$1,771.50 Version: ALTA 2021 Owner's Policy	1,771.50	
1,961.16		Search and Exam Fee to Global Point Closing Services	254.84	
2,000.00		Settlement Fee to Newmark Title Services, LLC		
		Commissions		
		Admin Fee to Berkshire Hathaway HomeServices Homesale Realty	495.00	
9,900.00		Real Estate Commission to Berkshire Hathaway HomeServices PenFed Realty		
7,200.00		Real Estate Commission to Berkshire Hathaway HomeServices Homesale Realty		

Not for Distribution

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Commissions (continued)		
		Government Recording and Transfer Charges		
		Recording Fees to Newmark Title Services Recording	120.00	
900.00		County/State Tax/Stamps to Newmark Title Services Recording	900.00	
900.00		MD State Transfer Tax to Newmark Title Services Recording	900.00	
1,188.00		Recordation Tax to Newmark Title Services Recording	1,188.00	
		Miscellaneous		
		Homeowner's Insurance Premium to Cathell Insurance, Inc	782.42	
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
77,326.49	360,835.46	Subtotals	369,470.55	291,500.00
		Due from Borrower		77,970.55
283,508.97		Due to Seller		
360,835.46	360,835.46	Totals	369,470.55	369,470.55

Not for Distribution

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Newmark Title Services, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

Matthew P. Eckhart

Seller

Bay Club Time-Share Owners Association, Inc.

BY: 

Cody Adams
Successor Trustee

Newmark Title Services, LLC

BY: 

Lisa Famulare

Not for Distribution

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