



A. Settlement Statement (HUD-1) FINAL

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins	6. File Number: NTS-203049-MD
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> 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-203049-MD/55)			
D. [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 205 Ocean City, MD 21842 Worcester County, Maryland Parcel ID(s): 10-273706,		H. Settlement Agent: Newmark Title Services, LLC (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056 Place of Settlement: 1700 Post Oak Blvd Suite 250 Houston, TX 77056	I. Settlement Date: June 12, 2024 Disbursement Date: June 12, 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	369,900.00	401. Contract sales price	369,900.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,293.43	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 06/12/24 to 06/30/24	51.15	407. County taxes 06/12/24 to 06/30/24	51.15
108. Assessments		408. Assessments	
109.		409.	
110. Maintenance Fees 06/12/24-06/30/24	413.88	410. Maintenance Fees 06/12/24-06/30/24	413.88
111.		411.	
112.		412.	
120. Gross amount due from Borrower	376,658.46	420. Gross amount due to Seller	370,365.03
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)	25,122.07
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. Seller Credit to Buyer	5,000.00	508. Seller Credit to Buyer	5,000.00
209. Credit from BHHS	395.00	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 HOA	50,000.00
215.		515. Trustee Fee to Cody Adams	500.00
216.		516. Title Research Fees to HPP	2,295.00
217.		517. Home Warranty Invoice to Cinch Home Services	584.00
218.		518.	
219.		519.	
220. Total paid by/for Borrower	10,395.00	520. Total reduction amount due Seller	83,501.07
300. Cash at Settlement from/to Borrower		600. Cash at Settlement from/to Seller	
301. Gross amount due from Borrower (Line 120)	376,658.46	601. Gross amount due to Seller (Line 420)	370,365.03
302. Less amount paid by/for Borrower (Line 220)	(10,395.00)	602. Less reductions due Seller (Line 520)	(83,501.07)
303. CASH FROM BORROWER	366,263.46	603. CASH TO SELLER	286,863.96

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 \$ 17,570.25							Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<i>Division of commission (line 700) as follows:</i>								
701.	\$ 17,570.25	to Berkshire Hathaway HomeServices PenFed Realty						
702.								
703. Commission paid at settlement								17,570.25
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 (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 06/12/24 to 07/01/24 to @ \$ /day (19 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)							1,815.50	
1104. Lender's title insurance								
1105. Lender's title policy limit								
1106. Owner's title policy limit \$369,900.00								
1107. Agent's portion of the total title insurance premium to Newmark Title Services, LL \$1,543.17								
1108. Underwriter's portion of the total title insurance premium to Old Republic National \$272.33								
1109. FedEx Fee to Newmark Title Services, LLC							30.00	30.00
1110. Patriot Search to Newmark Title Services, LLC							95.00	
1111. Bankruptcy Search to Newmark Title Services, LLC							95.00	
1112. Search and Exam Fee to Global Point Closing Services							254.84	1,961.16
1113. ERecording Fee (B) to Newmark Title Services Recording							4.75	
1114. Recording Service Charge to Newmark Title Services, LLC							100.00	
1115. Notary Fee (Seller) to Newmark Title Services, LLC								250.00
1116. Notary Fee (Buyer) to Newmark Title Services, LLC							150.00	
1117. Deed Drafting to Newmark Title Services, LLC							100.00	
1118. Lien Search to Newmark Title Services, LLC								100.00
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)							3,070.50	
1204. City/County tax/stamps Deed \$ 4,291.50; Mortgage \$								2,145.75
1205. State tax/stamps Deed \$ 1,849.50; Mortgage \$								924.75
1300. Additional Settlement Charges								
1301. Required services that you can shop for (from GFE #6)								
1302. Sewer Charges to Newmark Title Services Recording 03/01/24-05/31/24								124.50
1303. Sewer Charges to Newmark Title Services Recording 06/01/24-08/31/24							115.34	15.66
1304. Bay Restoration to Newmark Title Services Recording							7.50	
1305.								
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)							6,293.43	25,122.07

Final HUD-1, Attachment

Borrower:

[REDACTED]
[REDACTED]
[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: June 12, 2024

Disbursement Date: June 12, 2024

Property Location: 302 32nd Street, Unit 205
Ocean City, MD 21842
Worcester County, Maryland
Parcel ID(s): 10-273706,

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

Proration Date	Description	Amount Prorated	Disclosure	Prorated Amount
06/12/24		653.50		413.88
	Maintenance Fees 06/12/24-06/30/24 Buyer pays 19 Days of 30, Seller pays 11 Days of 30			
	Total Line 110/410			<hr/> 413.88

Additional Prorated Items

Proration Date	Description	Amount Prorated	Disclosure	Borrower	Seller
06/12/24		131.00		115.34	15.66
	Sewer Charges 06/01/24-08/31/24 Buyer pays 81 Days of 92, Seller pays 11 Days of 92				
	Total Line 1303			<hr/> 115.34	<hr/> 15.66