

**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-202655-MD-CSSa
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins	7. Loan Number: 57830001	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-202655-MD-CSSa/15)			
D. Name and Address of Borrower: Carl E. Mick, Jr. and Michelle E. Mick 308 Quail Run Landon Wyoming, DE 19934		E. Name and Address of Seller: Bay Club Time-Share Owners Association, Inc.	
		F. Name and Address of Lender: Bank of Ocean City	
G. Property Location: 302 32nd St, Unit 402 Ocean City, MD 21842 Worcester County, Maryland		H. Settlement Agent: Newmark Title Services, LLC (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056 Place of Settlement: 5000 Coastal Hwy Suite 3 Ocean City, MD 21842	
		I. Settlement Date: March 22, 2024 Disbursement Date: March 22, 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		354,900.00		401. Contract sales price		354,900.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		7,620.92		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				11 Adjustments for items paid by seller in advance			
106. Property Taxes	03/22/24 to 07/01/24	271.91		406. Property Taxes	03/22/24 to 07/01/24	271.91	
107. Maintenance Fee	03/22/24 to 04/01/24	210.81		407. Maintenance Fee	03/22/24 to 04/01/24	210.81	
108. Assessments				408. Assessments			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. Gross amount due from Borrower		363,003.64		420. Gross amount due to Seller		355,382.72	
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)		250,000.00		502. Settlement charges to seller (line 1400)		24,818.33	
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				11 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		50,000.00	
215.				515. Trustee Fee		500.00	
216.				516. Title Research Fees		2,295.00	
217.				517.			
218.				518.			
219.				519.			
220. Total paid by/for Borrower		255,000.00		520. Total reduction amount due Seller		77,613.33	
300. Cash at Settlement from/to Borrower				600. Cash at Settlement from/to Seller			
301. Gross amount due from Borrower (Line 120)		363,003.64		601. Gross amount due to Seller (Line 420)		355,382.72	
302. Less amount paid by/for Borrower (Line 220)		255,000.00		602. Less reductions due Seller (Line 520)		77,613.33	
303. CASH FROM BORROWER		108,003.64		603. CASH TO SELLER		277,769.39	

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			\$16,857.75			
Division of commission (line 700) as follows:						
701.	\$ 9,759.75	to Berkshire Hathaway HomeServices PenFed Realty			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702.	\$ 7,098.00	to Berkshire Hathaway HomeServices PenFed Realty				
703.	Commission paid at settlement					16,857.75
704.	Administration Fee	to Berkshire Hathaway HomeServices PenFed Realty				395.00
705.	Administration Fee - WAIVED 395 from buyer	to Berkshire Hathaway HomeServices PenFed Realty				
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 to Bank of Ocean City	(from GFE #3) to Berlin Appraisal Comp;	450.00			
805.	Credit report	(from GFE #3)				
806.	Tax service	(from GFE #3)				
807.	Flood certification to Bank of Ocean City	(from GFE #3) to CoreLogic Flood Servi<	8.00			
808.	Loan Processing Fee to Bank of Ocean City		1,000.00			
809.						
810.						
811.						
900. Items Required by Lender to be Paid in Advance						
901.	Interest from 03/22/24 to 04/01/24 to Bank of Ocean City@	/day (10 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 to Newmark Title Servicei	(from GFE #4)	240.00			
1102.	Settlement or closing fee to Newmark Title Services, LLC					2,000.00
1103.	Owner's title insurance to Newmark Title Services, LLC	(from GFE #5)	1,749.50			
1104.	Lender's title insurance to Newmark Title Services, LLC	\$240.00				
1105.	Lender's title policy limit	\$250,000.00				
1106.	Owner's title policy limit	\$354,900.00				
1107.	Agent's portion of the total title insurance premium to Newmark Title Services, LLC	\$1,691.07				
1108.	Underwriter's portion of the total title insurance premium to Old Republic National	\$298.43				
1109.	ERecording Fee (B) to Newmark Title Services Recording		9.00			
1110.	Notary Fee to Newmark Title Services, LLC					250.00
1111.	Recording Service Charge to Newmark Title Services, LLC		100.00			
1112.	Search and Exam Fee to Global Point Closing Services		254.84			1,961.16
1113.	Bankruptcy Search to Newmark Title Services, LLC		95.00			
1114.	Patriot Search to Newmark Title Services, LLC		95.00			
1115.	FedEx Fee to Newmark Title Services, LLC		30.00			30.00
1116.	Notary Fee to Newmark Title Services, LLC		150.00			
1117.	Notary Fee (from 502) to Newmark Title Services, LLC					250.00
1118.	Deed Drafting Fee to Newmark Title Services, LLC		100.00			
1119.	Lien Search to Newmark Title Services, LLC					100.00
1200. Government Recording and Transfer Charges						
1201.	Government recording charges to Newmark Title Services Recordir	(from GFE #7)	290.00			
1202.	Deed\$ 60.00; Mortgage\$ 115.00; Releases\$					
1203.	Transfer taxes to Worcester County, MD	(from GFE #8)	2,946.00			
1204.	City/County tax/stamps Deed\$ 4,117.50; Mortgage\$					2,058.75
1205.	State tax/stamps Deed\$ 1,774.50; Mortgage\$					887.25
1206.	Record Assignment of Rents to Worcester County, MD	\$115.00				
1207.						
1208.						
1300. Additional Settlement Charges						
1301.	Required services that you can shop for	(from GFE #6)				
1302.	Sewer Charges to Town of Ocean City	03/01/24-05/31/24	96.08			28.42
1303.	Bay Restoration Fee to Town of Ocean City	06/01/24-08/31/24	7.50			
1304.						
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			7,620.92			24,818.33

Final HUD-1, Attachment

Borrower: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Seller: Bay Club Time-Share Owners
Association, Inc.

Lender: Bank of Ocean City

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

Place of Settlement: 5000 Coastal Hwy
Suite 3
Ocean City, MD 21842

Settlement Date: March 22, 2024

Disbursement Date: March 22, 2024

Property Location: 302 32nd St, Unit 402
Ocean City, MD 21842
Worcester County, Maryland

Title Services and Lender's Title Insurance

Payee/Description		Disclosure	Borrower	Seller
Newmark Title Services, LLC	(from GFE #4)	240.00		
Lender's title insurance				

Total Title Services and Lender's Title Insurance	240.00
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