



A. Settlement Statement (HUD-1) ESTIMATED

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins	6. File Number: NTS-202784-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-202784-MD/14)			
D. Name and Address of Borrower: [REDACTED]		E. Name and Address of Seller: Bay Club Time-Share Owners Association, Inc.	
		F. Name and Address of Lender: NONE	
G. Property Location: 302 32nd St, Unit 302 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 Highway Suite 3 Ocean City, MD 21842	
		I. Settlement Date: April 19, 2024 Disbursement Date: April 19, 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		355,000.00		401. Contract sales price		355,000.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		5,651.28		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 04/19/24 to 06/30/24		196.53		407. County taxes 04/19/24 to 06/30/24		196.53	
108. Assessments				408. Assessments			
109.				409.			
110.				410.			
111. Maintenance Fees 04/19/24-04/30/24		261.40		411. Maintenance Fees 04/19/24-04/30/24		261.40	
112.				412.			
120. Gross amount due from Borrower		361,109.21		420. Gross amount due to Seller		355,457.93	
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)		24,611.47	
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. Special Assessment to Bay Club Condominium Assoc		50,000.00	
208.				508. Trustee Fee to Cody Adams		500.00	
209.				509. Title Research Fees to HPP		2,295.00	
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.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total paid by/for Borrower		5,000.00		520. Total reduction amount due Seller		77,406.47	
300. Cash at Settlement from/to Borrower				600. Cash at Settlement from/to Seller			
301. Gross amount due from Borrower (Line 120)		361,109.21		601. Gross amount due to Seller (Line 420)		355,457.93	
302. Less amount paid by/for Borrower (Line 220)		(5,000.00)		602. Less reductions due Seller (Line 520)		(77,406.47)	
303. CASH FROM BORROWER		356,109.21		603. CASH TO SELLER		278,051.46	

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		\$ 17,257.50				
Division of commission (line 700) as follows:					Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.	\$ 17,257.50	to Berkshire Hathaway HomeServices PenFed Realty				
Note: Line 701 includes adjustment of \$395.00 For Administration Fee						
702.						
703.	Commission paid at settlement					17,257.50
704.						
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 04/19/24 to 05/01/24 to @ \$ /day (12 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	see line 1109				2,000.00
1103.	Owner's title insurance to Newmark Title Services, LLC	(from GFE #5)			1,749.50	
1104.	Lender's title insurance					
1105.	Lender's title policy limit					
1106.	Owner's title policy limit \$355,000.00					
1107.	Agent's portion of the total title insurance premium to Newmark Title Services, LL	\$1,487.07				
1108.	Underwriter's portion of the total title insurance premium to Old Republic National	\$262.43				
1109.	Bankruptcy Search to Newmark Title Services, LLC				95.00	
1110.	Search and Exam Fee to Global Point Closing Services				254.84	1,961.16
1111.	ERecording Fee (B) to Newmark Title Services Recording				4.75	
1112.	Recording Service Charge to Newmark Title Services, LLC				100.00	
1113.	Notary Fee to Newmark Title Services, LLC					250.00
1114.	Notary Fee to Susana Pilar Burton				150.00	
1115.	Deed Drafting to Newmark Title Services, LLC				100.00	
1116.	Lien Search to Newmark Title Services, LLC					100.00
1117.	FedEx Fee to Newmark Title Services, LLC				30.00	30.00
1118.	Patriot Search to Newmark Title Services, LLC				95.00	
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)			2,946.50	
1204.	City/County tax/stamps Deed \$ 4,118.00; Mortgage \$					2,059.00
1205.	State tax/stamps Deed \$ 1,775.00; Mortgage \$					887.50
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			58.19	66.31
1303.	Bay Restoration Fee to Town of Ocean City	01/01/01-08/31/24			7.50	
1304.						
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					5,651.28	24,611.47

Estimated HUD-1, Attachment

Borrower:

[REDACTED]
[REDACTED]
[REDACTED]

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

Lender:

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

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

Settlement Date: April 19, 2024

Disbursement Date: April 19, 2024

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

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

Proration Date	Description	Amount Prorated	Disclosure	Prorated Amount
04/19/24		653.50		261.40
	Maintenance Fees			
	04/19/24-04/30/24			
	Buyer pays 12 Days of 30, Seller pays 18 Days of 30			
		Total Line 111/411		261.40