

**A. Settlement Statement {HUD-1}**  
**ESTIMATED**

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins	6. File Number: NTS-202685-MD
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins	7. Loan Number:	8. Mortgage Insurance Case Number:
<b>C. Note:</b> 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-202685-MD/15)			
<b>D. Name and Address of Borrower:</b> Lee M. Mathew and Wesley A. Mathew 237 Shore Dr Ocean City, MD 21842		<b>E. Name and Address of Seller:</b> Bay Club Time Share Owners Association, Inc.	
		<b>F. Name and Address of Lender:</b> Calvin B. Taylor Banking Co. of Berlin, Maryland	
<b>G. Property Location:</b> 302 32nd St, Unit 204 Ocean City, MD 21842 Worcester County, Maryland Parcel ID(s): 10-273692,		<b>H. Settlement Agent:</b> Newmark Title Services, LLC (469)467-2085 1700 Post Oak Blvd, Suite 250, Houston, TX 77056 <b>Place of Settlement:</b> PILAR	
		<b>I. Settlement Date:</b> March 29, 2024 <b>Disbursement Date:</b> March 29, 2024	

J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
<b>100. Gross Amount Due from Borrower</b>				<b>400. Gross Amount Due to Seller</b>			
101. Contract sales price		364,900.00		401. Contract sales price		364,900.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		9,190.95		403.			
104.				404.			
105.				405.			
<b>Adjustments for items paid by seller in advance</b>				<b>11 Adjustments for items paid by seller in advance</b>			
106. City/Town taxes				406. City/Town taxes			
107. Property Taxes 03/29/24 to 07/01/24		253.06		407. Property Taxes 03/29/24 to 07/01/24		253.06	
108. Assessments				408. Assessments			
109.				409.			
110. Maintenance Fees 03/29/24-03/31/24		63.24		410. Maintenance Fees 03/29/24-03/31/24		63.24	
111.				411.			
112.				412.			
<b>120. Gross amount due from Borrower</b>		<b>374,407.25</b>		<b>420. Gross amount due to Seller</b>		<b>365,216.30</b>	
<b>200. Amounts Paid by or in Behalf of Borrower</b>				<b>500. Reductions in Amount Due to Seller</b>			
201. Deposit or earnest money		5,000.00		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)		255,430.00		502. Settlement charges to seller (line 1400)		25,135.80	
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.			
<b>Adjustments for items unpaid by seller</b>				<b>11 Adjustments for items unpaid by seller</b>			
210. City/Town taxes				510. City/Town taxes			
211. County taxes				511. County taxes			
212. Assessments				512. Assessments			
213.				513. Special Assessment		50,000.00	
214.				514. Trustee Fee		500.00	
215.				515. Title Research Fees		2,295.00	
216.				516.			
217.				517.			
218.				518.			
219.				519.			
<b>220. Total paid by/for Borrower</b>		<b>260,430.00</b>		<b>520. Total reduction amount due Seller</b>		<b>77,930.80</b>	
<b>300. Cash at Settlement from/to Borrower</b>				<b>600. Cash at Settlement from/to Seller</b>			
301. Gross amount due from Borrower (Line 120)		374,407.25		601. Gross amount due to Seller (Line 420)		365,216.30	
302. Less amount paid by/for Borrower (Line 220)		260,430.00		602. Less reductions due Seller (Line 520)		77,930.80	
<b>303. CASH FROM BORROWER</b>		<b>113,977.25</b>		<b>603. CASH TO SELLER</b>		<b>287,285.50</b>	

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			\$17,727.75			
Division of commission (line 700) as follows:						
701.	\$ 10,429.75	to Berkshire Hathaway HomeServices PenFed Realty			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Note: Line 701 includes adjustment of \$395.00 For Administration Fee						
702.	\$ 7,298.00	to Berkshire Hathaway HomeServices PenFed Realty				
703.	Commission paid at settlement					17,727.75
704.	Administration Fee	to Berkshire Hathaway HomeServices PenFed Realty		395.00		
705.						
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 Calvin B. Taylor Banking Co. of Berlin, Maryland	(from GFE #3) MountainSeed by CBTB		665.00		
805.	Credit report	(from GFE #3)				
806.	Tax service	(from GFE #3)				
807.	Flood certification	(from GFE #3)				
808.	Document Preparation Fee to Calvin B. Taylor Banking Co. of Berli	Calvin B. Taylor Banking Co. of Berlin, I		750.00		
809.	Underwriting Fee to Calvin B. Taylor Banking Co. of Berlin, Marylar	Calvin B. Taylor Banking Co. of Berlin, I		750.00		
810.	Attorney Review Fee to Calvin B. Taylor Banking Co. of Berlin, Mar	Thomas K. Coates		250.00		
811.						
900. Items Required by Lender to be Paid in Advance						
901.	(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					
1103.	Owner's title insurance to Newmark Title Services, LLC	(from GFE #5)		1,793.50		
1104.	Lender's title insurance to Newmark Title Services, LLC	\$240.00				
1105.	Lender's title policy limit	\$255,430.00				
1106.	Owner's title policy limit	\$364,900.00				
1107.	Agent's portion of the total title insurance premium to Newmark Title Services, LL<	\$2,033.50				
1108.	Underwriter's portion of the total title insurance premium					
1109.	Search and Exam Fee to Global Point Closing Services			254.84		1,961.16
1110.	ERecording Fee (B) to Newmark Title Services Recording			9.50		
1111.	Recording Service Charge to Newmark Title Services, LLC			100.00		
1112.	Notary Fee to Newmark Title Services, LLC					250.00
1113.	Notary Fee to Newmark Title Services, LLC			250.00		
1114.	Bankruptcy Search to Newmark Title Services, LLC			95.00		
1115.	Patriot Search to Newmark Title Services, LLC			95.00		
1116.	Settlement Fee to Newmark Title Services, LLC					2,000.00
1117.	FedEx Fee to Newmark Title Services, LLC			30.00		30.00
1118.	Lien Search to Newmark Title Services, LLC					100.00
1119.	Deed Drafting 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 Newmark Title Services Recording	(from GFE #8)		3,029.00		
1204.	City/County tax/stamps Deed\$ 4,233.50; Mortgage\$					2,116.75
1205.	State tax/stamps Deed \$ 1,824.50; Mortgage \$					912.25
1206.	Record Assignment of Rents/Leases to Newmark Title Services Re	\$115				
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		86.61		37.89
1303.	Bay Restoration Fee to Town of Ocean City	06/01/23-08/31/24		7.50		
1304.						
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				9,190.95		25,135.80

# Estimated HUD-1, Attachment

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

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

**Lender:** Calvin B. Taylor Banking Co. of Berlin, Maryland

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

**Place of Settlement:** PILAR

**Settlement Date:** March 29, 2024

**Disbursement Date:** March 29, 2024

**Property Location:** 302 32nd St, Unit 204  
Ocean City, MD 21842  
Worcester County, Maryland  
Parcel ID(s): 10-273692,

## 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

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

Proration Date	Description	Amount Prorated	Disclosure	Prorated Amount
03/29/24		653.50		63.24
	Maintenance Fees			
	03/29/24-03/31/24			
	Buyer pays 3 Days of 31, Seller pays 28 Days of 31			
	<b>Total Line 110/410</b>			<u>63.24</u>