

**A. Settlement Statement (HUD-1)**
FINAL**B. Type of Loan**1. ☐ FHA 2. ☐ RHS 3. ☒ Conv. Unins
4. ☐ VA 5. ☐ Conv. Ins6. File Number:
NTS-204207-MD7. Loan Number:
59360001

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-204207-MD/63)

D. Name and Address of Borrower:
Reproplan International LLC, a Maryland limited
liability company
18570 Office Park Dr
Montgomery Village, MD 20886

E. Name and Address of Seller:
Bay Club Time-Share Owners Association, Inc.
PO Box 3307
Ocean City, MD 21843

F. Name and Address of Lender:
Bank of Ocean City
314 Franklin Ave, Suite 600
Berlin, MD 21811

G. Property Location:
302 32nd Street, Unit 201
Ocean City, MD 21842
Worcester County, Maryland

H. Settlement Agent: Newmark Title Services, LLC (713)425-5405
1700 Post Oak Blvd, Suite 250, Houston, TX 77056

Place of Settlement:
1700 Post Oak Blvd
Suite 250
Houston, TX 77056

I. Settlement Date:
May 21, 2025
Disbursement Date:
May 21, 2025

J. Summary of Borrower's Transaction**100. Gross Amount Due from Borrower**

101. Contract sales price	419,899.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	9,315.58
104.	
105.	

Adjustments for items paid by seller in advance

106. City/Town taxes	
107. County taxes 05/21/25 to 06/30/25	145.22
108. Assessments	
109.	
110. Maintenance Fees (May) 05/21/25-05/31/25	294.72
111. Maintenance Fees (June) to Bay Club Condo	830.58
112.	

120. Gross amount due from Borrower 430,485.10**200. Amounts Paid by or in Behalf of Borrower**

201. Deposit or earnest money	4,000.00
202. Principal amount of new loan(s)	335,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	

Adjustments for items unpaid by seller

210. City/Town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total paid by/for Borrower 339,000.00**300. Cash at Settlement from/to Borrower**

301. Gross amount due from Borrower (Line 120)	430,485.10
302. Less amount paid by/for Borrower (Line 220)	(339,000.00)
303. CASH FROM BORROWER	91,485.10

K. Summary of Seller's Transaction**400. Gross Amount Due to Seller**

401. Contract sales price	419,899.00
402. Personal property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City/Town taxes	
407. County taxes 05/21/25 to 06/30/25	145.22
408. Assessments	
409.	
410. Maintenance Fees (May) 05/21/25-05/31/25	294.72
411.	
412.	

420. Gross amount due to Seller 420,338.94**600. Reductions in Amount Due to Seller**

501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	27,926.42
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Dep. disbursed as proceeds	
508.	
509.	

Adjustments for items unpaid by seller

510. City/Town taxes	
511. County taxes	
512. Assessments	
513.	
514. Special Assessment to Bay Club Condo Assoc	50,000.00
515. Title Research Fees to HPP	2,295.00
516. Trustee Fee to Cody Adams	500.00
517.	
518.	
519.	

620. Total reduction amount due Seller 80,721.42**600. Cash at Settlement from/to Seller**

601. Gross amount due to Seller (Line 420)	420,338.94
602. Less reductions due Seller (Line 520)	(80,721.42)
603. CASH TO SELLER	339,617.52

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		\$ 19,945.20			
	Division of commission (line 700) as follows:					
701.	\$ 11,547.22	to Berkshire Hathaway HomeServices PenFed Realty			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702.	\$ 8,397.98	to Coastal Life Realty Group				
703.	Commission paid at settlement					19,945.20
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 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	8.00		
808.	Loan Processing Fee to Bank of Ocean City			1,675.00		
809.						
810.						
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 Services:		(from GFE #4)	300.00		
1102.	Settlement Fee to Newmark Title Services, LLC					2,000.00
1103.	Owner's title insurance to Newmark Title Services, LLC		(from GFE #5)	2,132.00		
1104.	Lender's title insurance to Newmark Title Services, LLC		\$300.00			
1105.	Lender's title policy limit		\$335,000.00			
1106.	Owner's title policy limit		\$419,899.00			
1107.	Agent's portion of the total title insurance premium to Newmark Title Services, LLC		\$2,067.20			
1108.	Underwriter's portion of the total title insurance premium to Old Republic National		\$364.80			
1109.	ERecording Fee (B) to Newmark Title Services Recording			14.25		
1110.	Recording Service Charge to Newmark Title Services, LLC			100.00		
1111.	Notary Fee (S) to Newmark Title Services, LLC					250.00
1112.	Bankruptcy Search to Newmark Title Services, LLC			95.00		
1113.	Patriot Search to Newmark Title Services, LLC			95.00		
1114.	Deed Drafting to Newmark Title Services, LLC			100.00		
1115.	FedEx Fee. to Newmark Title Services, LLC			30.00		30.00
1116.	Search and Exam Fee to Global Point Closing Services			254.84		1,961.16
1117.	Notary Fee (B) to Newmark Title Services, LLC			250.00		
1118.	CPL to Old Republic National Title Insurance Company			55.00		
1119.	Lien Search to Newmark Title Services, LLC					100.00
1120.						
1121.						
1122.						
1200.	Government Recording and Transfer Charges					
1201.	Government recording charges to Newmark Title Services Recording		(from GFE #7)	250.00		
1202.	Deed \$ 60.00;	Mortgage \$ 115.00;	Releases \$			
1203.	Transfer taxes to Newmark Title Services Recording		(from GFE #8)	3,485.50		
1204.	City/County tax/stamps	Deed \$ 4,871.50;	Mortgage \$			2,435.75
1205.	State tax/stamps	Deed \$ 2,099.50;	Mortgage \$			1,049.75
1206.	Record AOR \$75 to Newmark Title Services Recording					
1300.	Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #6)			
1302.	Sewer Charges to Newmark Title Services Recording		03/01/25-05/31/25	20.99		154.56
1303.						
1304.						
1305.						
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				9,315.58	27,926.42

Final HUD-1, Attachment

Borrower: Reproplan International LLC, a
Maryland limited liability company
18570 Office Park Dr
Montgomery Village, MD 20886

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Association, Inc.
PO Box 3307
Ocean City, MD 21843

Lender: Bank of Ocean City

Settlement Agent: Newmark Title Services, LLC
(713)425-5405

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Suite 250
Houston, TX 77056

Settlement Date: May 21, 2025

Disbursement Date: May 21, 2025

Property Location: 302 32nd Street, Unit 201
Ocean City, MD 21842
Worcester County, Maryland

Title Services and Lender's Title Insurance

Payee/Description	Disclosure	Borrower	Seller
Newmark Title Services, LLC Lender's title insurance	(from GFE #4) 300.00		
Total Title Services and Lender's Title Insurance	300.00		

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

Proration Date	Description	Amount Prorated	Disclosure	Prorated Amount
05/21/25		830.58		294.72
	Maintenance Fees (May) 05/21/25-05/31/25 Buyer pays 11 Days of 31, Seller pays 20 Days of 31			
	Total Line 110/410			294.72

Additional Prorated Items

Proration Date	Description	Amount Prorated	Disclosure	Borrower	Seller
05/21/25				830.58	
	Maintenance Fees (June) to Bay Club Condo Buyer pays 0 Days of 0				
	Total Line 111			830.58	

Signatures

Borrower

Reproplan International LLC

BY: 

Philip Bamu
Sole Member

Newmark Title Services, LLC


BY: 

Settlement Agent

Signatures

Seller

Bay Club Time-Share Owners Association, Inc.

BY: 

Cody Adams
Successor Trustee

Newmark Title Services, LLC

BY: 

Settlement Agent