



A. Settlement Statement (HUD-1) FINAL

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins	6. File Number: NTS-203567-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-203567-MD/42)			
D. Name and Address of Borrower: Sea Grape Properties, LLC 416 Zeman Dr Millersville, MD 21108		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:		G. Property Location: 302 32nd Street, Unit 405 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: 1700 Post Oak Blvd Suite 250 Houston, TX 77056		I. Settlement Date: October 21, 2024 Disbursement Date: October 21, 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	369,000.00	401. Contract sales price	369,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	5,722.31	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 10/21/24 to 06/30/25	788.07	407. County taxes 10/21/24 to 06/30/25	788.07
108. Assessments		408. Assessments	
109.		409.	
110. Maintenance Fees 10/21/24-10/31/24	231.89	410. Maintenance Fees 10/21/24-10/31/24	231.89
111.		411.	
112.		412.	
120. Gross amount due from Borrower	375,742.27	420. Gross amount due to Seller	370,019.96
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)	24,169.44
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		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. Special Assessment to Bay Club Condo Assoc	50,000.00
214.		514. Trustee Fee to Cody Adams	500.00
215.		515. Title Research Fees to HPP	2,295.00
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for Borrower	5,000.00	520. Total reduction amount due Seller	76,964.44
300. Cash at Settlement from/to Borrower		600. Cash at Settlement from/to Seller	
301. Gross amount due from Borrower (Line 120)	375,742.27	601. Gross amount due to Seller (Line 420)	370,019.96
302. Less amount paid by/for Borrower (Line 220)	(5,000.00)	602. Less reductions due Seller (Line 520)	(76,964.44)
303. CASH FROM BORROWER	370,742.27	603. CASH TO SELLER	293,055.52

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		\$ 17,527.50				
Division of commission (line 700) as follows:						
701.	\$ 10,147.50	to Berkshire Hathaway HomeServices PenFed Realty			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702.	\$ 7,380.00	to Redfin Corporation				
703.	Commission paid at settlement					17,527.50
704.	Selling agent commission paid by buyer		to Redfin Corporation		922.50	
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 10/21/24 to 11/01/24 to @ \$ /day (11 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)	1,811.10	
1104.	Lender's title insurance					
1105.	Lender's title policy limit					
1106.	Owner's title policy limit \$369,000.00					
1107.	Agent's portion of the total title insurance premium to Newmark Title Services, LLC			\$1,539.43		
1108.	Underwriter's portion of the total title insurance premium to Old Republic National			\$271.67		
1109.	ERecording Fee (B) to Newmark Title Services Recording				4.75	
1110.	Recording Service Charge to Newmark Title Services, LLC				100.00	
1111.	Fedex Fee to Newmark Title Services, LLC				30.00	30.00
1112.	Search and Exam Fee to Global Point Closing Services				254.84	1,961.16
1113.	Patriot Search to Newmark Title Services, LLC				95.00	
1114.	Bankruptcy Search to Newmark Title Services, LLC				95.00	
1115.	Notary Fee to Newmark Title Services, LLC					250.00
1116.	Lien Search to Newmark Title Services, LLC					100.00
1117.	Deed Drafting to Newmark Title Services, LLC				100.00	
1200. Government Recording and Transfer Charges						
1201.	Government recording charges to Newmark Title Services Recording			(from GFE #7)	60.00	
1202.	Deed \$ 60.00; Mortgage \$; Releases \$					
1203.	Transfer taxes to Newmark Title Services Recording			(from GFE #8)	2,140.20	
1204.	City/County tax/stamps Deed \$ 4,280.40; Mortgage \$					2,140.20
1205.	State tax/stamps Deed \$; Mortgage \$					
1300. Additional Settlement Charges						
1301.	Required services that you can shop for			(from GFE #6)		
1302.	Sewer Charges to Town of Ocean City to Newmark Title Services F			Jun, July, Aug 2024		131.00
1303.	Sewer Charges to Town of Ocean City to Newmark Title Services F			Sept Oct Nov 2024	101.42	29.58
1304.	Bay Restoration Fee to Town of OC to Newmark Title Services Rec				7.50	
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					5,722.31	24,169.44

Final HUD-1, Attachment

Borrower: Sea Grape Properties, LLC
416 Zeman Dr
Millersville, MD 21108

Seller: Bay Club Time-Share Owners
Association, Inc.
PO Box 3307
Ocean City, MD 21843

Lender:

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

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

Settlement Date: October 21, 2024

Disbursement Date: October 21, 2024

Property Location: 302 32nd Street, Unit 405
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
10/21/24		653.50		231.89
	Maintenance Fees			
	10/21/24-10/31/24			
	Buyer pays 11 Days of 31, Seller pays 20 Days of 31			
		Total Line 110/410		<hr/> 231.89

Signatures

Borrower

Sea Grape Properties, LLC

BY: Michelle A Hydes
Michelle A. Hydes
Member

Newmark Title Services, LLC

BY: LT
Settlement Agent

Signatures

Seller

Bay Club Time-Share Owners Association, Inc.

BY: 

Cody Adams

Substitute Trustee

Newmark Title Services, LLC

BY: 

Settlement Agent