



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		365,000.00	401. Contract sales price		365,000.00
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)		5,597.14	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 08/13/24 to 06/30/25		1,003.00	407. County taxes 08/13/24 to 06/30/25		1,003.00
108. Assessments			408. Assessments		
109.			409.		
110. Maintenance Fees 08/13/24-08/31/24		400.53	410. Maintenance Fees 08/13/24-08/31/24		400.53
111.			411.		
112.			412.		
120. Gross amount due from Borrower		372,000.67	420. Gross amount due to Seller		366,403.53
200. Amounts Paid by or in Behalf of Borrower			500. Reductions in Amount Due to Seller		
201. Deposit or earnest money		4,000.00	501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)		24,812.11
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. Seller's discount on 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. Seller Closing Cost Credit to Buyer		6,500.00	513. Seller Closing Cost Credit to Buyer		6,500.00
214.			514. Special Assessment to Bay Club Condominium Assoc		50,000.00
215.			515. Trustee Fee to Cody Adams		500.00
216.			516. Title Research Fees to HPP		2,295.00
217.			517.		
218.			518.		
219.			519.		
220. Total paid by/for Borrower		10,500.00	520. Total reduction amount due Seller		84,107.11
300. Cash at Settlement from/to Borrower			600. Cash at Settlement from/to Seller		
301. Gross amount due from Borrower (Line 120)		372,000.67	601. Gross amount due to Seller (Line 420)		366,403.53
302. Less amount paid by/for Borrower (Line 220)		(10,500.00)	602. Less reductions due Seller (Line 520)		(84,107.11)
303. CASH FROM BORROWER		361,500.67	603. CASH TO SELLER		282,296.42

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				\$ 17,337.50		
Division of commission (line 700) as follows:					Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$ 10,037.50 to Berkshire Hathaway HomeServices PenFed Realty						
702. \$ 7,300.00 to Keller Williams Realty of Delmarva						
703. Commission paid at settlement						
704.						17,337.50
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 08/13/24 to 09/01/24 to @ \$ /day (19 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)					1,793.50	
1104. Lender's title insurance						
1105. Lender's title policy limit						
1106. Owner's title policy limit \$365,000.00						
1107. Agent's portion of the total title insurance premium to Newmark Title Services, LLC \$1,524.47						
1108. Underwriter's portion of the total title insurance premium to Old Republic National \$269.03						
1109. FedEx Fee to Newmark Title Services, LLC					30.00	30.00
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. Patriot Search to Newmark Title Services, LLC					95.00	
1113. Bankruptcy Search to Newmark Title Services, LLC					95.00	
1114. Recording Service Charge to Newmark Title Services, LLC					100.00	
1115. Deed Drafting Fee to Newmark Title Services, LLC					100.00	
1116. Notary Fee (S) to Newmark Title Services, LLC						250.00
1117. Lien Search Fee to Newmark Title Services, LLC						100.00
1200. Government Recording and Transfer Charges						
1201. Government recording charges (from GFE #7)					60.00	
1202. Deed \$ 60.00; Mortgage \$; Releases \$						
1203. Transfer taxes (from GFE #8)					3,029.50	
1204. City/County tax/stamps Deed \$ 4,234.00; Mortgage \$						2,117.00
1205. State tax/stamps Deed \$ 1,825.00; Mortgage \$						912.50
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 06/01/24-08/31/24					27.05	103.95
1303. Bay Restoration Fee to Town of Ocean City to Newmark Title Servi 09/01/24-11/30/24					7.50	
1304.						
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					5,597.14	24,812.11

Final HUD-1, Attachment

Borrower:

PO Box 4151
Ocean City, MD 21843

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:

August 13, 2024

Disbursement Date:

August 13, 2024

Property Location:

302 32nd St, Unit 403
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
08/13/24		653.50		400.53
	Maintenance Fees 08/13/24-08/31/24 Buyer pays 19 Days of 31, Seller pays 12 Days of 31			
	Total Line 110/410			400.53

Additional Prorated Items

Proration Date	Description	Amount Prorated	Disclosure	Borrower	Seller
08/13/24		131.00		27.05	103.95
	Sewer Charges to Town of Ocean City 06/01/24-08/31/24 Buyer pays 19 Days of 92, Seller pays 73 Days of 92				
	Total Line 1302			27.05	103.95

Not for Distribution

Signatures

Seller

Bay Club Time-Share Owners Association, Inc.

BY: _____

Cody Adams

Substitute Trustee

Newmark Title Services, LLC

BY: _____


Settlement Agent

Not for Distribution

Signatures

Borrower

Newmark Title Services, LLC

BY:  _____
Settlement Agent

Not for Distribution