

Newmark Title Services, LLC
ALTA Universal ID:
1700 Post Oak Blvd
Suite 250
Houston, TX 77056

File No./Escrow No.: NTS-204175-MD
 Print Date & Time: May 08, 2025 11:37 am
 Officer/Escrow Officer: Lisa Famulare
 Settlement Location: 11065 Cathell Rd
 Berlin, MD 21811
 Property Address: 302 32nd Street, Unit 506
 Ocean City, MD 21842
 Borrower:
 Bay Club Time-Share Owners Association,
 Inc. PO Box 3307
 Seller: Ocean City, MD 21843
 Farmers Bank of Willards
 Lender:
 Settlement Date : May 13, 2025
 Disbursement Date : May 13, 2025

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		390,000.00
Prorations/Adjustments		
Property Taxes 05/13/25-12/31/25		482.53
Maintenance Fees (May) 05/13/25-05/31/25		407.24
Title Charges and Escrow/Settlement Charges		
FedEx Fee (B) to Newmark Title Services, LLC	30.00	
Lien Search to Newmark Title Services, LLC	100.00	
Notary Fee (S) to Newmark Title Services, LLC	250.00	
Search and Exam Fee to Global Point Closing Services	1,961.16	
Settlement Fee to Newmark Title Services, LLC	2,000.00	
Commissions		
Real Estate Commission to Hileman Real Estate Hileman Real Estate	7,800.00	

Description	Seller	
	Debit	Credit
Commissions (continued)		
Real Estate Commission to Berkshire Hathaway HomeServices PenFed Realty Berkshire Hathaway HomeServices PenFed Realty	10,725.00	
Government Recording and Transfer Charges		
City/County Taxes to Newmark Title Services Recording	2,262.00	
State Transfer Tax to Newmark Title Services Recording	975.00	
Miscellaneous		
Special Assessment to Bay Club Condominium Inc.	50,000.00	
Sewer Charges to Newmark Title Services Recording	103.88	
Title Research Fees to Holiday Property Partners	2,295.00	
Trustee Fee to Cody Adams	500.00	
	Debit	Credit
Subtotals	79,002.04	390,889.77
Due to Seller	311,887.73	
Totals	390,889.77	390,889.77

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Newmark Title Services, LLC to cause the funds to be disbursed in accordance with this statement.

Seller

Bay Club Time-Share Owners Association, Inc.

BY: 

Cody Adams

Successor Trustee

Newmark Title Services, LLC

BY: 

Lisa Famulare