

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 

B. Type of Loan

1. FHA 2. FmHA 3. Conv Unins
4. VA 5. Conv Ins. 6. Seller Finance
7. Cash Sale.

6. File Number 

7. Loan Number 

8. Mortgage Ins 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.

D. Name & Address of Borrower

Houston, TX 77074

E. Name & Address of Seller


Sheridan, WY 82801

F. Name & Address of Lender


Friendswood, TX 77546

G. Property Location


La Marque, TX 77568

H. Settlement Agent Name

Capital Title of Texas, LLC- Sugarland
2415 Town Center, Suite 100
Sugar Land, TX 77478 Tax ID: 75-2848550
Underwritten By: First National Title Insurance Company

I. Place of Settlement

Capital Title of Texas, LLC - Sugar Land
2415 Town Center Drive, Suite 100
Sugar Land, TX 77478

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

| | | | |
|-------------------------------------|---|---------------------------|-------------|
| 101. Contract Sales Price | \$73,000.00 | 401. Contract Sales Price | \$73,000.00 |
| 102. Personal Property |  | 402. Personal Property | |
| 103. Settlement Charges to Borrower | \$9,736.71 | 403. | |
| 104. Rehab | \$52,377.00 | 404. | |
| 105. | | 405. | |

Adjustments for items paid by seller in advance

| | | | |
|---|---|---|-------------|
| 106. Annual Assessments | | 406. Annual Assessments | |
| 107. City Property Taxes | | 407. City Property Taxes | |
| 108. County Property Taxes | | 408. County Property Taxes | |
| 109. Other | | 409. Other | |
| 110. Mud Notices |  | 410. Mud Notices | |
| 111. School Property Taxes |  | 411. School Property Taxes | |
| 112. | | 412. | |
| 113. Buyers Pays All Closing Cost AB and BC | \$2,067.00 | 413. Buyers Pays All Closing Cost AB and BC | \$2,067.00 |
| 114. | | 414. | |
| 115. | | 415. | |
| 116. | | 416. | |
| 120. Gross Amount Due From Borrower | \$137,180.71 | 420. Gross Amount Due to Seller | \$75,067.00 |

200. Amounts Paid By Or in Behalf Of Borrower

| | | | |
|--------------------------------------|--------------|---|-------------|
| 201. Deposit or Earnest Money | \$2,940.00 | 501. Excess Deposit | |
| 202. Principal Amount of New Loan(s) | \$125,377.00 | 502. Settlement Charges to Seller (line 1400) | \$35,757.12 |
| 203. | | 503. Existing Loan(s) Taken Subject to | |
| 204. Commitment Fee | | 504. Payoff of first mortgage loan to | |
| 205. | | 505. Payoff of second mortgage loan to | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |

Adjustments for items unpaid by seller

| | | | |
|--|--------------|--|-------------|
| 210. Annual Assessments | | 510. Annual Assessments | |
| 211. City Property Taxes | | 511. City Property Taxes | |
| 212. County Property Taxes  | \$2,842.21 | 512. County Property Taxes  | \$2,842.21 |
| 213. Other | | 513. Other | |
| 214. Mud Notices | | 514. Mud Notices | |
| 215. School Property Taxes | | 515. School Property Taxes | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. Total Paid By/For Borrower | \$131,159.21 | 520. Total Reduction Amount Due Seller | \$38,599.33 |

300. Cash At Settlement From/To Borrower

| | | | |
|---|--------------|--|-------------|
| 301. Gross Amount due from borrower (line 120) | \$137,180.71 | 601. Gross Amount due to seller (line 420) | \$75,067.00 |
| 302. Less amounts paid by/for borrower (line 220) | \$131,159.21 | 602. Less reductions in amt. due seller (line 520) | \$38,599.33 |
| 303. Cash From Borrower | \$6,021.50 | 603. Cash To Seller | \$36,467.67 |

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;

• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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. The information requested does not lend itself to confidentiality.

L. Settlement Charges

| | | | | |
|---|---|---------------------------|---|---|
| 700. Total Sales/Broker's Commission based on price | \$0.00 | @ % = \$0.00 | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
| Division of Commission (line 700) as follows: | | | | |
| 701. to | | | | |
| 702. to | | | | |
| 703. Commission Paid at Settlement | | | \$0.00 | \$0.00 |
| 704. The following persons, firms or | to | | | |
| 705. corporations received a portion | to | | | |
| 706. of the real estate commission amount | to | | | |
| 707. shown above: | to | | | |
| 800. Items Payable in Connection with Loan | | | | |
| 801. Loan Origination Fee % | to | | | |
| 802. Loan Discount % | to | | | |
| 803. Underwriting Fee | to [REDACTED] | | \$350.00 | |
| 804. Processing Fee | to [REDACTED] | | \$245.00 | |
| 805. Wire Fee | to [REDACTED] | | \$25.00 | |
| 806. Flood Fee | to [REDACTED] | | \$25.00 | |
| 807. Appraisal Fee | to [REDACTED] | POC (X) \$450.00 | | |
| 808. Inspection Fee | to [REDACTED] | | \$350.00 | |
| 809. Doc Prep | to Laird Law | | \$450.00 | |
| 810. Loan Origination | to [REDACTED] | | \$2,495.00 | |
| 900. Items Required by Lender To Be Paid in Advance | | | | |
| 901. Interest | [REDACTED] | | \$245.14 | |
| 902. Mortgage Insurance Premium for months | to [REDACTED] | | | |
| 903. Hazard Insurance Premium for 1 years | to Secured Risk Insurance Group | | \$1,635.94 | |
| 1000. Reserves Deposited With Lender | | | | |
| 1001. Hazard Insurance | months @ | per month | \$0.00 | |
| 1002. Mortgage Insurance | months @ | per month | \$0.00 | |
| 1003. Annual Assessments | months @ | per month | \$0.00 | |
| 1004. City Property Taxes | months @ | per month | \$0.00 | |
| 1005. County Property Taxes | months @ | per month | \$0.00 | |
| 1006. Mud Notices | months @ | per month | \$0.00 | |
| 1007. Other | months @ | per month | \$0.00 | |
| 1008. School Property Taxes | months @ | per month | \$0.00 | |
| 1011. Aggregate Adjustment | | | | |
| 1100. Title Charges | | | | |
| 1101. Settlement or Closing Fee | to | | | |
| 1102. Abstract or Title Search | to | | | |
| 1103. Title Examination | to | | | |
| 1104. Title Insurance Binder | to | | | |
| 1105. Document Preparation | to | | | |
| 1106. Notary Fees | to [REDACTED] | | | |
| 1107. Attorney's Fees | to [REDACTED] P.C. | | \$150.00 | |
| (includes above items numbers: | |) | | |
| 1108. Title Insurance | to Capital Title of Texas | | \$1,166.00 | |
| (includes above items numbers: | |) | | |
| 1109. Lender's coverage | \$125,377.00/\$515.00 | | | |
| 1110. Owner's coverage | \$73,000.00/\$651.00 | | | |
| 1111. Escrow Fee | to Capital Title of Texas | | \$1,390.00 | |
| 1112. Courier Fee | to Capital Title of Texas | | \$30.00 | |
| 1113. State of Texas Policy Guaranty Fee | to Texas Title Insurance Guaranty Association | | \$4.00 | \$0.00 |
| 1114. | to | | | |
| 1115. Title - Remote Online Notary | to Capital Title of Texas | | | |
| 1200. Government Recording and Transfer Charges | | | | |
| 1201. Government Recording Charges | Deed \$33.00 ; Mortgage \$81.00 ; Rel | to Capital Title of Texas | \$114.00 | |
| 1202. City/county tax/stamps | Deed ; Mortgage | to | | |
| 1203. State tax/stamps | Deed ; Mortgage | to | | |
| 1204. Tax Certificate | to United Tax Service, Inc. | | \$97.00 | |
| 1205. E Recording Fee | to United eRecording | | \$45.00 | |
| 1206. Recording ASN | to Capital Title of Texas | | \$41.00 | |
| 1300. Additional Settlement Charges | | | | |
| 1301. Survey | to [REDACTED] LLC | | \$703.63 | |
| 1302. Consulting Fee | to [REDACTED] | | \$26,794.62 | |
| 1303. Consulting fee | to [REDACTED] LLC | | \$2,000.00 | |
| 1304. Commission | to [REDACTED] nc | | \$3,000.00 | |
| 1305. Transactional Lending | to [REDACTED] LLC | | \$1,000.00 | |
| 1306. Notary Signing Service | to [REDACTED] LLC | | \$175.00 | |
| 1307. Principal and Interest | to [REDACTED] LLC | | | \$2,962.50 |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | | |
| I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement. | | | | |

\$9,736.71 \$35,757.12

[REDACTED] LLC, a Texas limited liability company

By:

[REDACTED] and Managing Member

SETTLEMENT AGENT CERTIFICATION

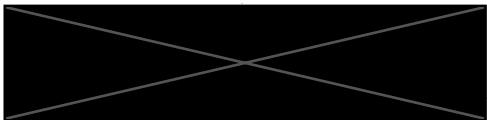
The HCD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with the Settlement Statement.

Settlement Agent [REDACTED] Date [REDACTED]
Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

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Form HCD-1 (5/86)
Handbook 4905.2



[REDACTED] LLC, a Texas limited liability company

By:

[REDACTED] Sole
and Managing Member

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with the terms of the Settlement Statement.

[REDACTED]
Settlement Agent

[REDACTED]
Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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form **HUD-1** (3/86)
Handbook 4305.2