

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. [REDACTED]

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

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
102. Personal Property	
103. Settlement Charges to Borrower	\$9,736.71
104. Rehab	\$52,377.00
105.	

Adjustments for items paid by seller in advance

106. Annual Assessments	
107. City Property Taxes	
108. County Property Taxes	
109. Other	
110. Mud Notices	
111. School Property Taxes	
112.	
113. Buyers Pays All Closing Cost AB and BC	\$2,067.00
114.	
115.	
116.	

120. Gross Amount Due From Borrower \$137,180.71

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or Earnest Money	\$2,940.00
202. Principal Amount of New Loan(s)	\$125,377.00
203.	
204. Commitment Fee	
205.	
206.	
207.	
208.	
209.	

Adjustments for items unpaid by seller

210. Annual Assessments	
211. City Property Taxes	
212. County Property Taxes	\$2,842.21
213. Other	
214. Mud Notices	
215. School Property Taxes	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower \$131,159.21

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	\$137,180.71
302. Less amounts paid by/for borrower (line 220)	\$131,159.21
303. Cash From Borrower	\$6,021.50

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.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price	\$73,000.00
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. Annual Assessments	
407. City Property Taxes	
408. County Property Taxes	
409. Other	
410. Mud Notices	
411. School Property Taxes	
412.	
413. Buyers Pays All Closing Cost AB and BC	\$2,067.00
414.	
415.	
416.	

420. Gross Amount Due to Seller \$75,067.00

500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	\$35,757.12
503. Existing Loan(s) Taken Subject to	
504. Payoff of first mortgage loan to	
505. Payoff of second mortgage loan to	
506.	
507.	
508.	
509.	

Adjustments for items unpaid by seller

510. Annual Assessments	
511. City Property Taxes	
512. County Property Taxes	\$2,842.21
513. Other	
514. Mud Notices	
515. School Property Taxes	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller \$38,599.33

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	\$75,067.00
602. Less reductions in amt. due seller (line 520)	\$38,599.33
603. Cash To Seller	\$36,467.67

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	Paid From
Division of Commission (line 700) as follows:			Borrower's	Seller's
701.	to		Funds at	Funds at
702.	to		Settlement	Settlement
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		\$350.00	
804. Processing Fee	to		\$245.00	
805. Wire Fee	to		\$25.00	
806. Flood Fee	to		\$25.00	
807. Appraisal Fee	to			
808. Inspection Fee	to		\$350.00	
809. Doc Prep	to	Laird Law	\$450.00	
810. Loan Origination	to		\$2,495.00	
900. Items Required by Lender To Be Paid in Advance				
901. Interest	to		\$245.14	
902. Mortgage Insurance Premium for months	to			
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			
1107. Attorney's Fees	to		\$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		\$703.63	
1302. Consulting Fee	to			\$26,794.62
1303. Consulting fee	to			\$2,000.00
1304. Commission	to			\$3,000.00
1305. Transactional Lending	to			\$1,000.00
1306. Notary Signing Service	to		\$175.00	
1307. Principal and Interest	to			\$2,962.50
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$9,736.71	\$35,757.12

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.

[REDACTED] LLC, a Texas limited liability company

By: [REDACTED]

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 HUD-1 Settlement Statement.

Settlement Agent

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.

Previous Editions are Obsolete

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Handbook 4305.2

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