

# A. Settlement Statement (HUD-1)

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. [REDACTED]	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

**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: [REDACTED] LLC	E. Name & Address of Seller: [REDACTED]	F. Name & Address of Lender: [REDACTED]
G. Property Location: [REDACTED] Irving, TX 75060	H. Settlement Agent: Hudly Inc	Place of Settlement: 1920 McKinney Avenue Dallas, TX 75201

## J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$182,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$16,792.18
104.	
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/Town Taxes [REDACTED]	\$136.34
107. County Taxes [REDACTED]	\$123.42
108. Assessments [REDACTED]	\$363.10
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$199,415.04</b>
<b>200. Amount Paid by or in Behalf of Borrower</b>	
201. Deposit	\$5,000.00
202. Principal amount of new loan(s)	\$170,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
Rent for Tenant [REDACTED]	\$960.81
217. Transfer of Security Deposit for Tenant	\$1,000.00
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>\$176,960.81</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	\$199,415.04
302. Less amounts paid by/for borrower (line 220)	\$176,960.81
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$22,454.23

## K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$182,000.00
402. Personal property	
403.	
404.	
405.	
<b>Adjustment for items paid by seller in advance</b>	
406. City/Town Taxes [REDACTED]	\$136.34
407. County Taxes [REDACTED]	\$123.42
408. Assessments [REDACTED]	\$363.10
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>\$182,622.86</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$188,923.61
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage Loan	
505. Payoff of Second Mortgage Loan	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
Rent for Tenant [REDACTED]	\$960.81
517. Transfer of Security Deposit for Tenant	\$1,000.00
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>\$190,884.42</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	\$182,622.86
602. Less reductions in amounts due seller (line 520)	\$190,884.42
603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	\$8,261.56

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

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>			
Division of commission (line 700) as follows :			
701. \$			
702. \$			
703. Commission paid at settlement			
704.			
<b>800. Items Payable in Connection with Loan</b>			
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.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Daily interest charges	(from GFE #10)		
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	(from GFE #4)	\$102.00	
1102. Settlement or closing fee to Hudly Inc.			
1103. Owner's title insurance to Westcor Land Title Insurance Company	(from GFE #5)	\$1,317.00	
1104. Lender's title insurance to Westcor Land Title Insurance Company \$100.00			
1105. Lender's title policy limit \$170,000.00			
1106. Owner's title policy limit \$192,000.00			
1107. Agent's portion of the total title insurance premium to Hudly Inc. \$1,204.45			
1108. Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Company \$212.55			
1109. Document Preparation to National Deed Network		\$70.00	
1110. Tax Certificate to CertSimple		\$35.00	
1111. Title - Settlement Fee to Hudly Inc		\$790.00	
1112. eRecording Service Fee to Simplifie		\$13.59	
1113. Title - State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association		\$2.00	
1114. Title - State of Texas Policy Guaranty Fee (Lender's Policy) to Texas Title Insurance Guaranty Association \$2.00			
1115. Certified Copies of Probate to Hudly Inc		\$113.35	
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	(from GFE #7)	\$175.00	
1202. Deed \$50.00 Mortgage \$125.00 Release \$ to Dallas County Recording Office			
1203. Transfer taxes	(from GFE #8)		
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$ Mortgage \$			
1206. Probate		\$125.00	
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #6)		
1302. Property Taxes Due		\$8,316.92	
1303. Property Taxes Due		\$10,606.69	
1304. Assignment Fee to [REDACTED] LLC		\$10,000.00	
1305. TC Fee to [REDACTED] LLC		\$1,000.00	
1306. TC Services to [REDACTED] LLC		\$750.00	
1307. Attorney Fee (Seller Financing) to [REDACTED] PLLC		\$500.00	
1308. HOA Resale Certificate to Hudly Inc		\$584.95	
1309. HOA Transfer Fee to SBB Management		\$275.00	
1310.			
1311. HOA Current Balance to Turtle Lakes Estates		\$449.90	
1312. HOA January 2025 Prepaid Assessments to Turtle Lakes Estates		\$489.39	
1313. Loan Amount			\$170,000.00
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$16,792.18</b>	<b>\$188,923.61</b>

[REDACTED] LLC, a Texas Limited Liability Company

By:

[REDACTED] Member

Date

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date