

A. Settlement Statement

**Great American Title Company
Estimated Statement**

B. Type of Loan	
1-5. Loan Type:	Conv. Unlins.
6. File Number:	1402443-GT71
7. Loan Number:	0266570001
8. Mortgage Insurance 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 "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.

D. Name of Borrower: Marlies M. Sheppard
11611 Landsdowne Drive, Houston, TX 77035

E. Name of Seller: Shane Erickson; The Foreland Erickson Drive Trust
2238 Foreland Drive Houston, TX 77077

F. Name of Lender: Suntrust Mortgage Inc
1225 North Loop West Suite 909
Houston, TX 77008

G. Property Location: 2238 Foreland Drive, Houston, TX 77077

H. Settlement Agent: Great American Title Company
Address: 4505 North Main, Baytown, TX 77521

(281)837-6200

I. Estimated Settlement Date: 03/12/2010
Print Date: 03/12/2010, 4:51 PM
Disbursement Date:
Signing Date: 03/12/2010

Place of Settlement Address: 4505 North Main, Baytown, TX 77521

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower		
101. Contract Sales Price		170,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		4,341.45
104.		
105.		
Adjustments for items paid by seller in advance		
106. City/town taxes		
107. County taxes		
108. Assessments		
109. Association Dues 03/12/10 to 01/01/11 @\$875.00/yr		707.19
110.		
111.		
112.		
113.		
114.		
115.		
120. Gross Amount Due from Borrower		175,048.64
200. Amounts Paid by or on Behalf of Borrower		
201. *Deposit or earnest money		2,000.00
202. Principal amount of new loan(s)		136,000.00
203. Existing loan(s) taken subject		
204. **Owner Guaranty Fee - Paid by Seller**		5.00
205. **Owner Policy - Paid by Seller**		1,217.00
206. Option Fee		100.00
207.		
208. Net Amount New Loan to File from IBC Bank		16,558.69
209. GF# 1402443A		
Adjustments for items unpaid by seller		
210. City/town taxes		
211. County taxes		
212. Assessments		
213. All Taxes Based on 2009 01/01/10 to 03/12/10 @\$3798.63/yr		728.50
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		156,609.19
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		175,048.64
302. Less amounts paid by/for borrower (line 220)		156,609.19
303. Cash (X From) (To) Borrower		18,439.45

* See Supplemental Page for details. ** Paid on Behalf of Borrower (POBOB).

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller		
401. Contract sales price		170,000.00
402. Personal property		
403. Total Deposits		
404.		
405.		
Adjustments for items paid by seller in advance		
406. City/town taxes		
407. County taxes		
408. Assessments		
409. Association Dues 03/12/10 to 01/01/11 @\$875.00/yr		707.19
410.		
411.		
412.		
413.		
414.		
415.		
420. Gross Amount Due to Seller		170,707.19
500. Reductions in Amount Due to Seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		22,748.64
503. Existing loan(s) taken subject		
504. Payoff of first mortgage loan to BAC Home Loans		143,105.00
505. Payoff of second mortgage loan to BAC Home Loans		3,000.00
506. **Owner Guaranty Fee - Paid by Seller**		5.00
507. **Owner Policy - Paid by Seller**		1,217.00
508. Option Fee		100.00
509.		
Adjustments for items unpaid by seller		
510. City/town taxes		
511. County taxes		
512. Assessments		
513. All Taxes Based on 2009 01/01/10 to 03/12/10 @\$3798.63/yr		728.50
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		170,904.14
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		170,707.19
602. Less reductions in amounts due seller (line 520)		170,904.14
603. Cash (To) (X From) Seller		196.95

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

Settlement Agent:

Date:

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
700. Total Real Estate Broker Fees			
Division of commission (line 700) as follows:			
701. \$5,100.00 to Charlotte White Properties			
702. \$5,100.00 to Avenue B Properties			
703. Commission paid at settlement			10,200.00
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge (includes Origination Point(s) \$0.00)	\$4,481.04 (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	-\$3,910.00 (from GFE #2)		
803. Your adjusted origination charges to Suntrust Mortgage Inc		571.04	
804. Appraisal fee			
805. Credit report			
806. Tax service to Valutree		83.00	
807. Flood certification to First American Flood		6.00	
808. Appraisal Fee FBO First A to Market Street Mortgage		390.00	
Supplemental Summary		26.01	
900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges from 03/15/10 to 04/01/10 @\$18.160000/day to Suntrust Mortgage Inc		308.72	
902. Mortgage insurance premium			
903. Homeowner's insurance for 1 year(s) to Liberty Mutual		1,216.00	
904.			
905.			
Supplemental Summary			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account		-607.95	
1002. Homeowner's insurance 3 mo(s) @\$101.33/mo	\$303.99		
1003. Mortgage insurance			
1004. Property taxes 6 mo(s) @\$0.00/mo			
1005.			
1006.			
1007. Aggregate Adjustment	-\$911.94		
1100. Title Charges			
1101. Title services and lender's title insurance		506.75	
1102. Settlement or closing fee	\$250.00 (from GFE #4)		250.00
to Great American Title Company			
1103. **Owner's title insurance		1,217.00	
1104. Lender's title insurance	\$226.75 (from GFE #5)		
1105. Lender's title policy limit \$ 136,000.00			
1106. Owner's title policy limit \$ 170,000.00			
1107. Agent's portion of the total title insurance premium \$ 1,227.19			
to Great American Title Company			
1108. Underwriter's portion of total title insurance premium \$ 216.56			
to First American Title Insurance Company			
1109. Policy Guaranty Fee - Mortgagee to	\$5.00		
1110. Policy Guaranty Fee - Owner to	\$5.00		
1111. Tax Certificate to			72.42
1112. TX Messenger/Overnight Delivery to	\$20.00		15.00
1200. Government Recording and Transfer Charges			
1201. Government recording charges		96.00	
1202. Recording fees: Deed \$20.00 Mortgage \$76.00 Release \$40.00			40.00
1203. Transfer taxes			
1204. City/county tax/stamps:			
1205. State tax/stamps:			
1206.			
1207.			
1208.			
1209.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for		378.88	
1302. Survey to Precision Surveyors	\$378.88 (from GFE #6)		
1303. 2007 Assessment to Reflections HOA			810.00
1304. 2008 Assessment to Reflections HOA			835.00
1305. 2009 Assessment to Reflections HOA			860.00
1306. 2010 Assessment to Reflections HOA			875.00
1307. Cleaning to Sonia Hernandez			200.00
1308. Collection Costs to Reflections HOA			60.72
1309. Grass Fees to Reflections HOA			844.38
Supplemental Summary - Required services that you can shop for			
Supplemental Summary - Other services		150.00	7,686.12
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		4,341.45	22,748.64

* See Supplemental Page for details. ** Paid on Behalf of Borrower (POBOB).

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your credit / charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
0.00	
4,481.04	
-3,910.00	
0.00	
0.00	

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Tax service	# 806
Flood certification	# 807
Appraisal Fee FBO First A	# 808
Credit Report FBO One Source	# 809
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
#	#

Good Faith Estimate	HUD-1
0.00	
83.00	
6.00	
150.00	
25.00	
685.00	
1,517.00	

Total Increase between GFE and HUD-1 Charges
2,466.00
\$0.00 or 0.00000%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 @\$18.160000/day
Homeowner's insurance	# 903
Survey	# 1302
#	#
#	#

Good Faith Estimate	HUD-1
2,101.97	
0.00	
1,215.96	
0.00	

Loan Terms

Your initial loan amount is	\$ 136,000.00
Your loan term is	20 years
Your initial interest rate is	4.8750 %

Your initial monthly amount owed for principal, interest, and any mortgage insurance is

- \$ 888.18 includes
 Principal
 Interest
 Mortgage Insurance

Can your interest rate rise?

No. Yes, it can rise to a maximum of 0.0000%. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by 0.0000%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.0000% or higher than 0.0000%.

Even if you make payments on time, can your loan balance rise?

No. Yes, it can rise to a maximum of \$ 0.00.

Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?

No. Yes, the first increase can be on and the monthly amount owed can rise to \$ 0.00.

The maximum it can ever rise to is \$ 0.00.

Does your loan have a prepayment penalty?

No. Yes, your maximum prepayment penalty is \$ 0.00.

Does your loan have a balloon payment?

No. Yes, you have a balloon payment of \$ 0.00 due in 0 years on .

Total monthly amount owed including escrow account payments

You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself.

You have an additional monthly escrow payment of \$ 0.00 that results in a total initial monthly amount owed of \$ 0.00. This includes principal, interest, any mortgage insurance and any items checked below:

- Property taxes Homeowner's insurance
 Flood insurance

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Loan No.: 0266570001

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

Borrower(s): **MARLIES M SHEPPARD**

Property: **2238 FORELAND DRIVE, HOUSTON,
TX 77077**

CERTIFICATION

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, certify that 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 copy of the Settlement Statement.

MARLIES M SHEPPARD

(Borrower) (Date)

(Borrower) (Date)

(Borrower) (Date)

(Borrower) (Date)

X
(Seller) (Date)

(Seller) (Date)

(Seller) (Date)

(Seller) (Date)



DATED this 12th day of March, 2010
THE FORELAND ERICKSON DRIVE TRUST

BY: _____
NAME: _____ SHANE ERICKSON
TITLE: _____

THE STATE OF TEXAS)
COUNTY OF HARRIS) (Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____,

My commission expires _____
Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS)
COUNTY OF HARRIS) (Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____,

My commission expires _____
Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS)
COUNTY OF HARRIS) (Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____,

My commission expires _____
Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS)
COUNTY OF HARRIS) (Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____,

My commission expires _____
Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS)
COUNTY OF HARRIS) (Corporate/Entity Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____ of
THE FORELAND ERICKSON DRIVE TRUST

a _____, on behalf of said _____.

My commission expires _____
Notary Public, State of _____
Printed Name: _____

AFTER RECORDING RETURN TO:
MARLIES M. SHEPPARD
2238 FORELAND DRIVE
HOUSTON, TX 77077

Re: 2238 FORELAND DRIVE, HOUSTON, TX 77077