


5/28/10 12:48 PM

OMB No. 2502-0265

 A. U.S. Department of Housing and Urban Development		B. Type of Loan	
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS
		4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.
		6. File Number 20100414	7. Loan Number
		8. Mortgage Ins. Case No.	
Settlement Statement			
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 the closing; they are shown here for information purposes and are not included in the totals. POC(B) represents paid outside of closing by borrower, POC(S) represents paid outside of closing by seller, POC(L) represents paid outside of closing by lender, and POC(M) represents paid outside of closing by mortgage broker.			
D. Name of Borrower: Tran Elizabeth			
E. Name of Seller: Arturo Betancourt, 25602 Tower side Lane, TX 77494 TIN:			
F. Name of Lender: Cash			
G. Property Location: Lot 13, Block 1, Cinco Ranch Southwest 25602 Tower Side Lane Katy, TX 77494			
H. Settlement Agent: TIN: Place of Settlement: Realstone Title 7941 Katy Frwy STE 311 Houston, TX			
I. Settlement Date: 5/28/2010		Proration Date: 5/31/2010	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	225,000.00	401. Contract sales price	225,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	5,320.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by borrower in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower:	230,320.00	420. Gross Amount Due to Seller	225,000.00
Amounts Paid by Buyer/Reduction of Borrower		Reduction in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	17,711.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	189,000.00
205.		505. Payoff of second Velocity CU #0085612670	5,000.00
206.		506.	
207.		507.	
208. Seller Paid Closing Costs Per EMC	6,750.00	508. Seller Paid Closing Costs Per EMC	6,750.00
209. Option Fee		509. Option Fee	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	1,182.00	510. City/town taxes	1,182.00
211. County taxes 1/1/2010 to 5/31/2010	4,299.00	511. County taxes 1/1/2010 to 5/31/2010	4,299.00
212. Assessments	1,058.00	512. Assessments	1,058.00
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	13,289.00	520. Total Reduction Amount Due Seller:	225,000.00
Cash at Settlement from Borrower		Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	230,320.00	601. Gross amount due to seller (line 420)	225,000.00
302. Less amount paid by/for borrower (line 220)	13,289.00	602. Less total reduction in amount due seller (line 520)	225,000.00
303. CASH (X)FROM ()TO BORROWER	217,031.00	603. CASH ()FROM (X)TO SELLER	0.00

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

[Handwritten Signature]
 Arturo Betancourt

The Public Reporting Burden for this collection of information is estimated to average 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.

Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total Real Estate Broker Fees based on: \$225,000.00 @ 6.0000% = \$13,500.00		
Division of commission (line 700) as follows:			
701.	\$6750 to Re/Max Metro Properties		
702.	\$6750 to Realty Associates	0.00	13,500.00
703.	Commission paid at settlement \$13,500.00		
704.			
801.	Cur origination charge (from GFE#1)		
802.	Your credit or charge (points) for specific interest rate chosen (from GFE#2)		
803.	Your adjusted origination charges (from GFE#4)		
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.			
812.			
800. Items Required by Lender or Borrower/Provider			
901.	Daily interest charges (from GFE#1)		
902.	Mortgage insurance premium (from GFE#3)		
903.	Homeowner's insurance (from GFE#1)		
904.			
905.			
1000. Items Disclosed in HUD-1			
1001.	Initial deposit for your escrow account (from GFE#)		
1002.	Homeowner's insurance		
1003.	Mortgage insurance		
1004.	City property taxes		
1005.	County property taxes		
1006.	Annual Assessments (maint.)		
1007.			
1008.			
1009.	Aggregate Adjustment		
1100. Title Charges			
1101.	Title services and lender's title insurance (from GFE#4)		
1102.	Settlement or closing fee to \$300.00	300.00	900.00
1103.	Owner's title insurance to (from GFE#5)		1,626.00
1104.	Lender's title insurance to \$100.00		
1105.	Lender's title policy limit \$225,000.00		
1106.	Owner's title policy limit \$225,000.00		
1107.		\$0.00	
1108.	Attorney Fees		1,250.00
1109.			
1110.			
1111.	Courier/Fedex Fees to \$19.00		19.00
1112.	Tax Cert to		55.00
1113.	TX Guaranty Fee to \$5.00		5.00
1200. Government Recording and Release Charges			
1201.	Government recording charges (from GFE#7)	20.00	26.00
1202.	Deed/Mortgage/Release Deed \$23.00 Mortgage \$75.00 Release \$30.00		30.00
1203.	Transfer taxes (from GFE#6)		
1204.	City/County tax/stamps		
1205.	State tax/stamps		
1206.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for (from GFE#8)		
1302.			
1303.	If Existing Can not be found to		
1304.	Transfer Fee to		
1305.	2010 HOA Dues to		
1306.	ROL Preparation to Specialist, LLC	5,000.00	
1307.			
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)	5,300.00	17,711.00

CERTIFICATION: 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 from my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Tran Elizabeth
 Tran Elizabeth

Arturo Beltrancourt
 Arturo Beltrancourt

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

5/28/10

Seller's AND/OR BORROWER'S STATEMENT Seller's and Borrower's signature hereon acknowledges his/her approval of tax proration and signifies their understanding that proration was based on taxes for the preceding year, or estimate for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Borrower. If a late pro- rata adjustment is required, it will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Such financial institution may provide Title Company computer accounting and audit services directly or through a separate entity which, if affiliated with Title Company, may charge the financial institution reasonable and proper compensation therefor and retain any profits thereon. Any escrow fees paid by any party involved in this transaction shall only be for checkwriting and input to the computer, but not for a record accounting and audit services. Title Company shall not be liable for any interest or other charges on the earned money and shall be under no duty to invest or deposit funds held by it at any time. Seller and Borrower hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions as a result of the maintenance of said escrow accounts.

The settlement agent does not warrant or represent the accuracy of information provided by third parties, including that information provided on the last page of this HUD form or DOC form, and the parties hold harmless the settlement agent as to any inaccuracy of such matter.

The parties have read the above sentences, recognize that the proration herein are material, agree to same, and recognize Title Company's proration on the same.

Tran Elizabeth
 Tran Elizabeth

Arturo Beltrancourt
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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.