



Date: May 26, 2010

To: Vinh Truong
Nexcasa
101 Convention Center Drive
Las Vegas, NV 89109
Phone# 713-827-3101

Via Fax# 713-827-3102

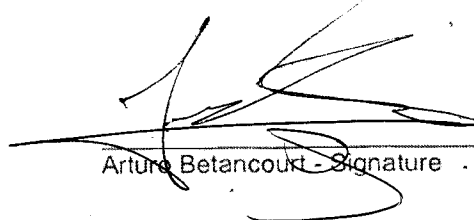
RE: Arturo Betancourt
Property address: 25602 Tower Side Lane Katy, Texas 77494

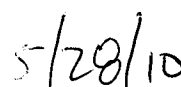
Vinh Truong

Velocity Credit Union, agrees to release its lien on the above referenced property upon receipt of the full amount of the net sales proceeds, but not less than \$5,000.00.

We will issue a release of the second mortgage upon receipt of \$5,000.00 in lieu of a \$58,016.51 payoff good through June 1, 2010 under the following conditions:

1. There is no cash disbursed to the seller from the closing.
2. The sales commission should not exceed 6.00%. Please fax me a signed copy of the HUD-1 from the closing.


Arturo Betancourt - Signature



Date

If any of the above conditions are not met, this agreement becomes null and void.

If proceeds are not received by June 11, 2010 this agreement is not valid.


Remit certified funds to:
Velocity Credit Union
PO Box 1089
Austin, Texas 78767
Attn: Leigh Anne Funk (Lending Support Supervisor)

Sincerely,


Leigh Anne Funk
Lending Support Supervisor
Velocity Credit Union

P.O. Box 1089
Austin, Texas 78767
phone 512.469.7000
fax 512.469.7024

www.velocitycu.com

 <p>A. U.S. Department of Housing and Urban Development</p>	B. Type of Loan		
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.
	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 seller 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
200. Amounts Paid by or in Behalf of Borrower		500. 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
300. Cash at Settlement from/to Borrower		600. 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)

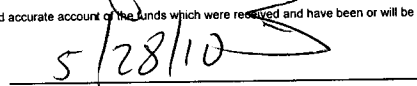
L. Settlement Charges		5/4/10 12:48 PM	File Number: 20100414	
700.	Total Real Estate Broker Fees based on : \$225,000.00 @ 6.0000% = \$13,500.00		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
	Division of commission (line 700) as follows:			
701.	\$6750 to Re/Max Metro Properties			
702.	\$6750 to Realty Associates			
703.	Commission paid at settlement \$13,500.00		0.00	13,500.00
704.				
800. Items Payable in Connection with Loan				
801.	Our 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 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.				
812.				
900. Items Required by Lender to Be Paid in Advance				
901.	Daily interest charges (from GFE#10)			
902.	Mortgage insurance premium (from GFE#3)			
903.	Homeowner's insurance (from GFE#11)			
904.				
905.				
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account (from GFE#9)			
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			
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	1,250.00
1108.	Attorney Fees			
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 Transfer 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#8)			
1204.	City/County tax/stamps			
1205.	State tax/stamps			
1206.				
1300. Additional Settlement Charges				
1301.	Required services that you can shop for (from GFE#6)			
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)		5,320.00	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 on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

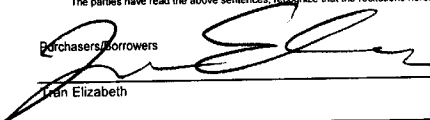

Tran Elizabeth


Arturo Betancourt

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.


Date: 5/28/10

Realstone Title Company
SELLER'S AND/OR BORROWER'S STATEMENT Seller's and Borrower's signature hereon acknowledges his/her approval of tax prorations and signifies their understanding that prorations were based on taxes for the preceding year, or estimates 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; likewise any default in delinquent taxes 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 therefore and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for checkwriting and input to the computers, but not for aforesaid accounting and audit services. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time; Sellers and Borrowers 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 by reason 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-1 form or POC items, 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 recitations herein are material, agree to same, and recognize Title Company is relying on the same.


Purchaser/Borrowers
Tran Elizabeth


Sellers
Arturo Betancourt

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.