



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 Number: 1020138708	7. Loan Number: 3707600744	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other			

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 informational purposes and are not included in the totals.

D. Name & Address of Borrower: Tuan M. Pham, 7806 Silent Timber Lane, Richmond, TX 77407

E. Name & Address of Seller: Robert Menendez, 6002 Schuler Avenue, Houston, TX 77007

F. Name & Address of Lender: PrimeLending, A PlainsCapital Company, 18111 Preston Road, Suite 900, Dallas, TX 75252, Loan: 3707600744

G. Property Location: 6002 Schuler Street Houston, Texas 77007
Lot 4, Block 1, Westside on Schuler Subdivision, Harris County, Texas

H. Settlement Agent: Cynthia B. Cruz, 127-Stewart Title Company, 1980 Post Oak Blvd., Suite R2C, Houston, TX 77056, (713)627-1310
Place of Settlement: 1980 Post Oak Blvd., Suite R2C, Houston, TX 77056

I. Settlement Date: 10/4/2010 **Proration Date:** 10/4/2010 **Disbursement Date:** 10/4/2010

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	\$285,000.00	401. Contract sales price	\$285,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$8,655.41	403.	
104. Loss Mitigation fee to Preforeclosure specialist	\$8,000.00	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		408. Assessments	
109. Maintenance		409. Maintenance	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$301,655.41	420. Gross Amount Due to Seller	\$285,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$3,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$228,000.00	502. Settlement charges to seller (line 1400)	\$17,850.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to Bank of America	\$254,050.00
205. Option fee from Realstone Advisors	\$500.00	505. Payoff of second mortgage loan to Escapehouston	\$3,000.00
206.		506. Homeowner Association to Realstone Advisors	\$2,887.60
207.		507.	
208.		508.	
209. Owners title policy	\$1,911.00	509. Owners title policy	\$1,911.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 1/1/2010 to 10/4/2010	\$7,301.40	511. County taxes 1/1/2010 to 10/4/2010	\$7,301.40
212. Assessments		512. Assessments	
213. School taxes		513. School taxes	
214. MUD taxes		514. MUD taxes	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$240,712.40	520. Total Reduction Amount Due Seller	\$287,000.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$301,655.41	601. Gross amount due to seller (line 420)	\$285,000.00
302. Less amounts paid by/for borrower (line 220)	(\$240,712.40)	602. Less reductions in amount due seller (line 520)	(\$287,000.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$60,943.01	603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	\$2,000.00

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).

You are required to provide the Settlement Agent with your correct taxpayer identification number.

If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Robert Menendez

L. Settlement Charges			
700.	Total Real Estate Broker Fees based on price \$285,000.00 @ 6.000000% = \$17,100.00		
	Division of commission (line 700) as follows:	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.	\$8,550.00 to Realty Associates		
702.	\$8,550.00 to Champions Real Estate Group		
703.	Commission paid at settlement \$17,100.00		\$17,100.00
704.			
800. Items Payable in Connection with Loan			
801.	Our origination charge PrimeLending, A PlainsCapital Company** \$2,890.00 (from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen (from GFE #2)		
803.	Your adjusted origination charges to PrimeLending, A PlainsCapital Company (from GFE A)	\$2,890.00	
804.	Appraisal fee to PrimeLending, fbo Catechis Campbell & Assoc. (from GFE #3) POCB \$425.00		
805.	Credit report to PrimeLending, fbo Kroll Factual Data (from GFE #3)	\$10.24	
806.	Tax service to PrimeLending, A PlainsCapital Company (from GFE #3)	\$105.00	
807.	Flood certification to PrimeLending, A PlainsCapital Company (from GFE #3)	\$11.00	
808.			
900. Items Required by Lender to Be Paid in Advance			
901.	Daily interest charges from 10/4/10 to 11/1/10 @ \$27.3300/day (from GFE #10)	\$765.24	
902.	Mortgage insurance premium for (from GFE #3)		
903.	Homeowner's insurance for 1 year(s) to Geico Insurance Agency (from GFE #11)	\$1,480.00	
904.	Flood Insurance		
905.	Windstorm Insurance		
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.	School taxes		
1007.	MUD taxes		
1008.	Flood Insurance		
1009.	Windstorm Insurance		
1100. Title Charges			
1101.	Title services and lender's title insurance (from GFE #4)	\$815.50	
1102.	Settlement or closing fee to Preforeclosure specialist		\$750.00
1103.	Owner's title insurance to Stewart Title Company 19.1 (from GFE #5)	\$2,011.55	
1104.	Lender's title insurance to Stewart Title Company 19.17.30.36 \$259.55		
1105.	Lender's title policy limit \$240,000.00		
1106.	Owner's title policy limit \$300,000.00		
1107.	Agent's portion of the total title insurance premium to Stewart Title Company \$1,921.94		
1108.	Underwriter's portion of the total title insurance premium to Stewart Title Guaranty Company \$339.16		
1109.	Title Insurance Binder		
1110.	Tax Certificate to Stewart Title Company \$64.95		
1111.	Messenger/Doc Delivery Fee to Stewart Title Company \$50.00		
1112.	State of Texas Policy Gty Fee to Stewart Title Policy Gty Fee (Included in 1104) \$5.00		
1113.	State of Texas Policy Gty Fee to Stewart Title Policy Gty Fee (Included in 1103) \$5.00		
1114.	Attorney Fee for Document Preparation to Morris, Lendais Hollrah & Snowden \$100.00		
1115.	Electronic recording to Stewart Title Company \$6.00		
1116.	escrow settlement fee to Stewart Title Company \$250.00		
1117.	Deed Preparation to Polunsky & Beitel \$85.00		
1200. Government Recording and Transfer Charges			
1201.	Government recording charges (from GFE #7)	\$188.00	
1202.	Deed \$28.00 Mortgage \$132.00 Releases \$28.00 \$188.00		
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)	\$378.88	
1302.	survey to Precision surveyors \$378.88		
1303.			
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$8,655.41	\$17,850.00

** Includes Origination Point (\$1710.00).

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

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. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

Tuan M. Pham by Vu Minh Pham, agent
and attorney in fact

Robert Menendez

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.

Cynthia B. Cruz

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.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	# 801	\$3,730.00	\$2,890.00
Your credit or charge (points) for the specific interest rate chosen	# 802		\$0.00
Your adjusted origination charges	# 803	\$3,730.00	\$2,890.00
Transfer taxes	# 1203	\$45.00	\$0.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	\$100.00	\$188.00
Appraisal fee	# 804	\$425.00	\$425.00
Tax service	# 806	\$105.00	\$105.00
Flood certification	# 807	\$11.00	\$11.00
Credit report	# 805	\$60.00	\$10.24
	#		
	#		
	#		
	#		
	#		
	#		
Total		\$701.00	\$739.24
Increase between GFE and HUD-1 Charges		\$38.24	or 5.455064%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		\$0.00
Daily interest charges	# 901 \$27.3300/day	\$28.77	\$765.24
Homeowner's insurance	# 903	\$1,200.00	\$1,480.00
Title services and lender's title insurance	# 1101	\$910.00	\$815.50
Owner's title insurance 19.1	# 1103	\$1,911.00	\$2,011.55
Required services that you can shop for	# 1301	\$100.00	\$378.88
	#	\$405.00	
	#		
	#		

Loan Terms

Your initial loan amount is	\$228,000.00
Your loan term is	30.00 years <input type="checkbox"/> N/A
Your initial interest rate is	4.375 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,138.37 includes <input checked="" type="checkbox"/> Principal <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change again every _____ after _____. Every change date, your interest rate can increase or decrease by _____%. Over the life of the loan, your interest rate is guaranteed to never be lower than _____% or higher than _____%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of _____. <input type="checkbox"/> Unknown
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to _____. The maximum it can ever rise to is _____.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is _____.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of _____ due in _____ years on _____.
Total monthly amount owed including escrow account payments <input type="checkbox"/> *Paid by or through draws from the principal limit.	<input checked="" type="checkbox"/> 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. <input type="checkbox"/> You have an additional monthly escrow payment of _____ that results in a total initial monthly amount owed of _____. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

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