

**A. SETTLEMENT STATEMENT**

U. S. Department of Housing and Urban Development

OMB No. 2502-0265 (Exp. 02-28-97)

<b>B. Tpe of Loan</b> 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. 6. <input type="checkbox"/> AFD		<b>7. File Number</b> 22209-02	<b>8. Loan Number</b>	<b>9. Mortgage Insurance Case Number</b>
<b>C. Note:</b> 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 information purposes and are not included in the totals.				
<b>D. Name and Address of Borrower</b>  Aaron Sanchez 7311 Creek Crest Houston TX 77095		<b>E. Name and Address of Seller</b>  Ngoc Truong 6502 Turrett Houston TX 77064		<b>F. Name and Address of Lender</b>  Vision Mortgage, LLC. 9715 Key West Avenue 2nd Floor Rockville, MD 20850
<b>G. Property Location</b>  6502 Turrett Point Houston TX 77064			<b>H. Settlement Agent</b> Lawyers Settlement Company, LLC.	
			<b>Place of Settlement</b> 7600 Katy Frwy	<b>I. Settlement Date</b> 05/04/2009
<b>J. Summary of Borrower's Transaction</b>			<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due From Borrower</b>			<b>400. Gross Amount Due To Seller</b>	
101. Contract sales price	122,000.00	401. Contract sales price	122,000.00	
102. Personal property	0.00	402. Personal property	0.00	
103. Settlement charges to borrower (line 1400)	6,600.00	403. Agreement for Deed - Points		
104.		404.		
<b>Adjustments for Items paid by seller In advance</b>			<b>Adjustments for Items paid by seller In advance</b>	
106. City/town taxes to		406. City/town taxes to		
107. County taxes to		407. County taxes to		
108. Assessments to	880.00	408. Assessments to	880.00	
109.		409.		
110.		410.		
<b>120. Gross Amount Due From Borrower</b>	<b>129,480.00</b>	<b>420. Gross Amount Due To Seller</b>	<b>122,880.00</b>	
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>			<b>500. Reductions In Amount Due To Seller</b>	
201. Deposit or earnest money	1,500.00	501. Excess deposit (see instructions)	1,500.00	
202. Principal amount of new loan(s)	100,000.00	502. Settlement charges to seller (line 1400)	11,000.00	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to		
204.		504. Payoff of first mortgage #7440485373	104,736.65	
205.		505. Payoff of second mortgage # 2000283503	2,559.66	
206.		506.		
207. 2nd Mortgage		507.		
<b>Adjustments for Items unpaid by seller</b>			<b>Adjustments for Items unpaid by seller</b>	
210. City/town taxes to	1,413.52	510. City/town taxes to	1,413.52	
211. County taxes to	995.17	511. County taxes to	995.17	
212. Mud Tax to	675.00	512. Mud Tax to	675.00	
213.		513.		
<b>220. Total Paid By/For Borrower</b>	<b>104,583.69</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>122,880.00</b>	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from Borrower (line 120)	129,480.00	601. Gross amount due to Seller (line 420)	122,880.00	
302. Less amounts Paid by/for Borrower (line 220)	104,583.69	602. Less reductions in amount due Seller (line 520)	122,880.00	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	24,896.31	603. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Seller	0.00	

  
Borrower: Aaron Sanchez

  
Seller: Nhu Ngoc Truong

## L. Settlement Charges

		Paid From Borrowers' Funds at Settlement	Paid From Sellers' Funds at Settlement
<b>700.</b>	<b>Total Sales/Broker's Commission based on price: \$ 122,000 @ 5 %= 6250</b>		
	Division of Commission (line 700) as follows:		
701.	\$ 3125 to nexcasa realestate		
702.	\$ 3125 to realty associates		
703.	Commission paid at Settlement		6,250.00
704.	Loss Mitigation Fee to Marketing Firm Preforeclosure Specialist		2,200.00
<b>800.</b>	<b>Items Payable In Connection With Loan</b>		
801.	Loan Origination Fee %	1,200.00	
802.	Loan Discount %	2,400.00	
803.	Appraisal Fee to	325.00	
804.	Credit Report to	45.00	
805.	Processing Fee	495.00	
806.	Flood Certification Fee		
807.	Administrative Fee		
808.			
809.			
<b>900.</b>	<b>Items Required By Lender To Be Paid In Advance</b>		
901.	Interest from to @\$ / days		
902.	Mortgage Insurance Premium for months to	1,000.00	
903.	Hazard Insurance Premium for years to		
904.	Flood Insurance Premium for years to		
905.			
<b>1000.</b>	<b>Reserves Deposited With Lender</b>		
1001.	Hazard insurance months @ \$ per month		
1002.	Mortgage insurance months @ \$ per month		
1003.	City property taxes months @ \$ per month		
1004.	County property taxes months @ \$ per month		
1005.	Annual assessments months @ \$ per month		
1006.	Flood Insurance months @ \$ per month		
1007.	months @ \$ per month		
1008.	months @ \$ per month		
1009.			
1010.			
1011.			
<b>1100.</b>	<b>Title Charges</b>		
1101.	Settlement or closing fee to Key Settlement Company, LLC.	250.00	325.00
1102.	Abstract or title search to HBS Title Enterprises, Inc.	90.00	
1103.	Title examination to Key Settlement Company, LLC.	125.00	
1104.	Title insurance binder to Key Settlement Company, LLC.	75.00	
1105.	Document preparation to Kevin J. Kelly Esq.	250.00	300.00
1106.	Notary fees to Key Settlement Company, LLC.	100.00	
1107.	Attorney's fees to Key Settlement Company, LLC.		
	(includes above items numbers:		
1108.	Title insurance to Key Settlement Company, LLC.	100.00	1,146.00
	(includes above items numbers:		
1109.	Lender's coverage \$		
1110.	Owner's coverage \$		
1111.			
1112.			
1113.			
<b>1200.</b>	<b>Government Recording and Transfer</b>		
1201.	Recording fees: Deed \$ 33.00 ; Mortgage \$ 46.00 ; Releases \$	79.00	256.00
1202.	City/county tax/stamps: Deed \$393.33 Mortgage \$314.67	66.00	48.00
1203.	State tax/stamps: Deed \$1180.00 Mortgage \$944.00		
1204.	Grantors Tax: Deed \$472.00 Mortgage \$		
1205.			
<b>1300.</b>	<b>Additional Settlement Charges</b>		
1301.	Survey to Alexandria Surveys International, LLC		325.00
1302.	Pest inspection to U.S.Inspection		150.00
1303.			
1304.			
<b>1400.</b>	<b>Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>	<b>6,600.00</b>	<b>11,000.00</b>

  
\_\_\_\_\_  
Aaron Sanchez

  
\_\_\_\_\_  
Nhu Ngoc Truong

SETTLEMENT AGENT CERTIFICATION

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

 5/4/09  
\_\_\_\_\_  
Settlement Agent 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.