

U.S. Department of Housing and Urban Development

A. Settlement Statement

B. Type of Loan
 1. FHA 2. FmHA 3. Conv Loans
 4. VA 5. Conv Inv. 6. Seller Finance

6. File Number _____ 7. Loan Number _____ 8. Mortgage Ins 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 "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
 Anthony Nguyen, as trustee
 5390 W 34th Street Ste. 294
 Houston, TX 77092

E. Name & Address of Seller
 Woodward J Thompson and wife, Angela
 Thompson
 7080 Wood Orchard DR
 Houston TX 77060

F. Name & Address of Lender
 One Equity Center, LLC
 10900 NW Freeway Suite 219
 Houston, TX 77062

G. Property Location
 7080 Wood Orchard DR
 Houston TX 77060
 LT 53 BLK 7 WOODLAND TRAILS WEST 1

H. Settlement Agent Name
 New Era Title Agency, L.L.C.
 1700 Alma Dr
 Plano, TX 75075 Tax ID: 20-21783
 05

I. Settlement Date
 45 Days from acceptance

J. Summary of Borrower's Transaction

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
108. Gross Amount Due from Borrower	\$79,950.00	400. Gross Amount Due to Seller	\$79,950.00
101. Contract Sales Price		401. Contract Sales Price	\$79,950.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,424.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. MUD Taxes		410. MUD Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$81,374.50	420. Gross Amount Due to Seller	\$79,950.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or escrow money	\$500.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$5,992.00
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Commitment fee		504. Payoff to Citi Mortgage	\$71,733.98
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. MUD Taxes		514. MUD Taxes	
215. HOA Dues		515. HOA Dues	
216. Pro-rated current yr taxes thru Sept. 31, '06	\$2,204.02	516. Pro-rated current yr taxes thru Sept. 31, '06	\$2,204.02
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$82,704.02	520. Total Reduction Amount Due Seller	\$79,950.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$81,374.50	601. Gross Amount due to seller (line 420)	\$79,950.00
302. Less amounts paid by/for borrower (line 220)	(\$2,704.02)	602. Less reductions in amt. due seller (line 520)	(\$79,950.00)
303. Cash From Borrower	\$78,670.48	603. Cash From Seller	\$0.00

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: - HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services. - Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate. - Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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. The information requested does not lend itself to confidentiality.