



# 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 <b>20100287</b>
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Fin	7. Loan Number
7. <input type="checkbox"/> Cash Sale.			8. Mortgage Ins Case Number
<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 informational purposes and are not included in the totals.			
D. Name & Address of Borrower <b>Po-Chih Yu 4119 Bugle Rd Houston, TX 77072</b>		E. Name & Address of Seller <b>Preforeclosure Specialist, LLC, Trustee 9223 Birch Springs Dr Houston, TX 77095</b>	
G. Property Location <b>Canyon Lakes At Stonegate Sec 14, Block 1, Lot 32, Harris County 9223 Birch Springs Dr Houston, TX 77095</b>		H. Settlement Agent Name <b>Infinity Title Company 1035 Dairy Ashford, Suite 115 Houston, TX 77079 281-752-8888 Underwritten By: Lawyers</b>	
		I. Settlement Date <b>4/23/2010</b> Fund:	
		Place of Settlement <b>Infinity Title 1035 Dairy Ashford, Suite 115 Houston, TX 77079</b>	

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	<b>\$127,500.00</b>
102. Personal property	
103. Settlement charges to borrower	<b>\$1,965.65</b>
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes	
107. County property taxes	
108. Annual assessments	
109. School property taxes	
110. MUD Taxes	
111. HOA Dues 04/23/10 thru 12/31/10	<b>\$540.66</b>
112.	
113.	
114.	
115.	
116.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$130,006.31</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>	
201. Deposit or earnest money	<b>\$1,000.00</b>
202. Principal amount of new loan(s)	<b>\$122,500.00</b>
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Portion of Owner's Policy Paid by Seller	<b>\$995.00</b>
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City property taxes	
211. County property taxes 01/01/10 thru 04/22/10	<b>\$973.93</b>
212. Annual assessments	
213. School property taxes	
214. MUD Taxes	
215. HOA Dues	
216.	
217.	
218.	
219.	
<b>220. Total Paid By/For Borrower</b>	<b>\$125,468.93</b>
<b>300. Cash At Settlement From/To Borrower</b>	
301. Gross Amount due from borrower (line 120)	<b>\$130,006.31</b>
302. Less amounts paid by/for borrower (line 220)	<b>\$125,468.93</b>
<b>303. Cash From Borrower</b>	<b>\$4,537.38</b>

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	<b>\$127,500.00</b>
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City property taxes	
407. County property taxes	
408. Annual assessments	
409. School property taxes	
410. MUD Taxes	
411. HOA Dues 04/23/10 thru 12/31/10	<b>\$540.66</b>
412.	
413.	
414.	
415.	
416.	
<b>420. Gross Amount Due to Seller</b>	<b>\$128,040.66</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	<b>\$9,091.04</b>
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	<b>\$116,980.69</b>
505. Payoff of second mortgage loan	
506.	
507. (EMD \$1,000 Disbursed as Proceeds)	
508. Portion of Owner's Policy Paid by Seller	<b>\$995.00</b>
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City property taxes	
511. County property taxes 01/01/10 thru 04/22/10	<b>\$973.93</b>
512. Annual assessments	
513. School property taxes	
514. MUD Taxes	
515. HOA Dues	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>\$128,040.66</b>
<b>600. Cash At Settlement To/From Seller</b>	
601. Gross Amount due to seller (line 420)	<b>\$128,040.66</b>
602. Less reductions in amt. due seller (line 520)	<b>\$128,040.66</b>
<b>603. Cash Seller</b>	<b>\$0.00</b>

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

**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b>	<b>\$7,650.00</b>	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:			
701. <b>\$3,825.00</b>	to		
702. <b>\$3,825.00</b>	to		
<b>703. Commission Paid at Settlement</b>		<b>\$0.00</b>	<b>\$7,650.00</b>

<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge		<b>\$0.00</b>	(from GFE #1)
802. Your credit or charge (points) for the specific rate chosen		<b>\$0.00</b>	(from GFE #2)
803. Your adjusted origination charges	to		(from GFE A)
804. Appraisal Fee	to		(from GFE #3)
805. Credit report	to		(from GFE #3)
806. Tax service	to		(from GFE #3)
807. Flood certification	to		(from GFE #3)

<b>900. Items Required by Lender To Be Paid in Advance</b>			
901. Daily interest charges from 4/23/2010 to 5/1/2010 @ \$0/day			(from GFE #10)
902. Mortgage Insurance Premium for months to			(from GFE #3)
903. Homeowner's insurance for years to			(from GFE #11)

<b>1000. Reserves Deposited With Lender</b>			
1001. Initial Deposit for your escrow account			(from GFE #9)
1002. Homeowner's insurance	months @		per month
1003. Mortgage insurance	months @		per month
1004. City property taxes	months @		per month
1005. County property taxes	months @	<b>\$264.50</b>	per month
1006. Annual assessments	months @		per month
1007. School property taxes	months @		per month
1008. MUD Taxes	months @		per month
1009. HOA Dues	<b>0</b> months @	<b>\$65.00</b>	
1010. HOA Dues	<b>0</b> months @		
1011. Aggregate Adjustment			

<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	to	<b>Infinity Title</b>	(from GFE #4)
1102. Settlement or closing fee	to	<b>Infinity Title</b>	<b>\$350.00</b>
1103. Owner's title insurance	to	<b>Infinity Title</b>	(from GFE #5)
1104. Lender's title insurance	to	<b>Infinity Title</b>	<b>\$100.00</b>
1105. Lender's title policy limit \$		<b>\$122,500.00/\$223.15</b>	
1106. Owner's title policy limit \$		<b>\$127,500.00/\$1,039.50</b>	
1107. Agent's portion of the total title insurance premium	to	<b>Infinity Title</b>	<b>\$1,073.25</b>
1108. Underwriter's portion of the total title insurance premium	to	<b>Infinity Title Underwriter</b>	<b>\$189.40</b>
1109. State of Texas Policy Guaranty Fee	to	<b>Texas Title Insurance Guaranty Association</b>	<b>\$5.00</b> (from GFE #4)
1110. State of Texas Policy Guaranty Fee	to	<b>Texas Title Insurance Guaranty Association</b>	<b>\$5.00</b> (from GFE #5)
1111.	to		
1112.	to		
1113. Tax Certificate	to	<b>Data Trace</b>	
1114. Survey Amendment OTP Res.	to	<b>Infinity Title</b>	<b>\$49.50</b>
1115. Tax deletion (MTP & BINDER ONL	to	<b>Infinity Title</b>	<b>\$20.00</b>
1116. Not yet due/payable (MTP & BIN	to	<b>Infinity Title</b>	<b>\$5.00</b>
1117. Environmental Protection Lien	to	<b>Infinity Title</b>	<b>\$25.00</b>
1118. PUD Endorsement	to	<b>Infinity Title</b>	<b>\$25.00</b>
1119. T19 Res. Endorsement	to	<b>Infinity Title</b>	<b>\$48.15</b>

<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges			(from GFE #7)
1202. Deed <b>\$20.00</b> ; Mortgage <b>\$95.00</b> , Release <b>\$40.00</b>	to	<b>Infinity Title</b>	
1203. Transfer taxes			(from GFE #8)
1204. City/County tax/stamps	Deed <b>\$0.00</b> ; Mortgage <b>\$0.00</b>		
1205. State tax/stamps	Deed <b>\$0.00</b> ; Mortgage <b>\$0.00</b>		

<b>1300. Additional Settlement Charges</b>			
1301. Required services you can shop for			(from GFE #6)
1302. 2010 HOA fees	to	<b>Planned Community Management</b>	
1303. Adopt a School	to	<b>Planned Community Management</b>	<b>\$78.00</b>
1304. Transfer Fee	to	<b>Planned Community Management</b>	<b>\$150.00</b>

<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$1,965.65</b>	<b>\$9,091.04</b>
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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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

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

Good Faith Estimate	HUD-1
	<b>\$0.00</b>
	<b>\$0.00</b>
	<b>\$0.00</b>

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201

Good Faith Estimate	HUD-1
<b>\$0.00</b>	<b>\$115.00</b>

Total Increase between GFE and HUD-1 Charges	
	<b>or</b>
	<b>%</b>

Good Faith Estimate	HUD-1

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$0/day
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1
<b>\$0.00</b>	<b>\$0.00</b>
<b>\$0.00</b>	<b>\$0.00</b>
<b>\$0.00</b>	<b>\$0.00</b>

## Loan Terms

Your initial loan amount is	<b>\$122,500.00</b>
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	includes <input type="checkbox"/> Principal <input 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
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 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.

Preforeclosure Specialist, LLC, Trustee

Po-Chih Yu

By

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.

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.

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