

**A. Settlement Statement**

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

**B. Type of Loan**

1.  FHA 2.  FmHA 3.  Conv Unins  
4.  VA 5.  Conv Ins. 6.  Seller Finance

6. File Number  
115504

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  
The County of Hidalgo  
509 E. Earling Road  
San Juan, TX 78589

E. Name & Address of Seller  
Hector Guerra and Alicia Guerra,  
907 S. Cage Blvd.  
Pharr, TX 78577

F. Name & Address of Lender

G. Property Location

Monte Alto Heights, Lot 16, Hidalgo County

H. Settlement Agent Name  
Valley Land Title Co.  
612 W. Nolana  
Ste. #570

Monte Alto, TX 78538

McAllen, TX 78504 Tax ID: 20-4064406

See Addendum

I. Settlement Date  
3/18/2009  
Fund:

**J. Summary of Borrower's Transaction**

**100. Gross Amount Due from Borrower**

101. Contract Sales Price	\$36,800.00	401. Contract Sales Price	\$36,800.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,049.78	403.	
104.		404.	
105.		405.	

**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. Water District Taxes		410. Water District Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	

**120. Gross Amount Due From Borrower**

**200. Amounts Paid By Or in Behalf Of Borrower**

201. Deposit or earnest money	\$1,000.00	301. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Option fee	\$100.00	506.	
207.		507.	
208.		508.	
209.		509.	

**Adjustments for items unpaid by seller**

210. City property taxes		510. City property taxes	
211. County property taxes 01/01/09 thru 03/18/09	\$52.28	511. County property taxes 01/01/09 thru 03/18/09	\$52.28
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/09 thru 03/18/09	\$73.00	513. School property taxes 01/01/09 thru 03/18/09	\$73.00
214. Water District Taxes		514. Water District Taxes	
215. HOA Dues		515. HOA Dues	
216.		516. 2006-08 county taxes to Armando Barrera	\$999.84
217.		517. 2006-08 school taxes to Armando Barrera	\$1,537.28
218.		518.	
219.		519.	

**220. Total Paid By/For Borrower**

**300. Cash At Settlement From/To Borrower**

301. Gross Amount due from borrower (line 120)	\$37,849.78	601. Gross Amount due to seller (line 420)	\$36,800.00
302. Less amounts paid by/for borrower (line 220)	\$1,225.28	602. Less reductions in amt. due seller (line 520)	\$2,652.40
303. Cash From Borrower	\$36,624.50	603. Cash To Seller	\$34,137.60

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L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price				Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
704. The following persons, firms or	to				
705. corporation s received a portion	to				
706. of the real estate commission amount	to				
707. shown above:	to				
800. Items Payable in Connection with Loan					
801. Loan Origination Fee %	to				
802. Loan Discount %	to				
803. Appraisal Fee	to				
804. Credit Report	to				
805. Lender's Inspection Fee	to				
806. Mortgage Insurance Application	to				
807. Assumption Fee	to				
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	to	@ \$0/day			
902. Mortgage Insurance Premium for months	to				
903. Hazard Insurance Premium for years	to				
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @	\$0.00	per month	\$0.00	
1002. Mortgage insurance	months @	\$0.00	per month	\$0.00	
1003. City property taxes	months @	\$0.00	per month	\$0.00	
1004. County property taxes	months @	\$0.00	per month	\$0.00	
1005. Annual assessments	months @	\$0.00	per month	\$0.00	
1006. School property taxes	months @	\$0.00	per month	\$0.00	
1007. Water District Taxes	months @	\$0.00	per month	\$0.00	
1008. HOA Dues	months @	\$0.00	per month	\$0.00	
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee	to				
1102. Abstract or title search	to				
1103. Title examination	to				
1104. Title insurance binder	to				
1105. Document preparation	to				
1106. Notary fees	to				
1107. Attorney's fees	to	L. G. "Jerry" Canales		\$150.00	
(includes above items numbers:		)			
1108. Title insurance	to	Valley Land Title Co.		\$413.00	
(includes above items numbers:		)			
1109. Lender's coverage	\$0.00/\$0.00				
1110. Owner's coverage	\$36,800.00/\$413.00				
1111. Escrow fee	to	Valley Land Title Co.		\$350.00	
1112. State of Texas policy guaranty fee.	to	Valley Land Title Co.-Guaranty Fee Escrow Account		\$5.00	
1113. Tax Service Fee	to	Hidalgo County Property Tax Service		\$75.78	
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$20.00 ; Mortgage :	Rel	to	Valley Land Title Co.	\$20.00
1202. City/county tax/stamps	Deed :	Mortgage	to		
1203. State tax/stamps	Deed :	Mortgage	to		
1204. Recording fees: AMS	to	Valley Land Title Co.		\$16.00	
1205. Recording fees: Lien Aff	to	Valley Land Title Co.		\$20.00	
1300. Additional Settlement Charges					
1301. Survey	to				
1302. Pest Inspection	to				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,049.78	

**SOLICITATION**

You are required by law to provide VALLEY LAND TITLE CO. with your correct taxpayer identification number. If you do not provide VALLEY LAND TITLE CO. with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**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, on lines 403 and 404) 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 INSTRUCTIONS**

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).

Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guaranty the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct. The undersigned hereby authorizes VALLEY LAND TITLE CO. to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

\*Note: Interest on existing liens is figured to the date indicated. If not paid by then, additional interest will have to be collected and your statement will be adjusted to have sufficient funds to secure release from the lien holder.

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.  
The County of Hidalgo, Texas

By: J. D. Salinas, III, County Judge

Hector Guerra

Alicia Guerra

**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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Addendum to HUD Settlement Statement	
Section G - Additional Tracts of Land	
Monte Alto Heights, Lot 17, Hidalgo County	
, TX	