

**A. Settlement Statement**

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

<b>B. Type of Loan</b>		6. File Number	7. Loan Number	8. Mortgage Ins Case Number
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance		

**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	E. Name & Address of Seller	F. Name & Address of Lender
The County of Hidalgo 509 E. Earling Road San Juan, TX 78589	Margarita Leal Garcia 13285 Mile 2 West Mercedes, TX 78570	

G. Property Location	H. Settlement Agent Name	I. Settlement Date
Campacusa Addition, Lot 9, Block 118, 0.1990 ac, Hidalgo County	Valley Land Title Co. 612 W. Nolana Site. #570	4/7/2009
	McAllen, TX 78504 Tax ID: 20-4064406	Fund:
	Valley Land Title Co. 217 W. Cano Edinburg, TX 78539	

J. Summary of Borrower's Transaction		
100. Gross Amount Due from Borrower	400. Gross Amount Due to Seller	
101. Contract Sales Price	\$4,419.00	\$4,419.00
102. Personal Property		
103. Settlement Charges to borrower	\$913.54	
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. Water District Taxes		
111. HOA Dues		
112. Reimb Application fee	\$350.00	\$350.00
113.		
114.		
115.		
116.		
120. Gross Amount Due From Borrower	\$5,682.54	\$4,769.00
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		
201. Deposit or earnest money		
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject to		
204. Loan Amount 2nd Lien		
205.		
206.		
207.		
208.		
209.		
<b>Adjustments for items unpaid by seller</b>		
210. City property taxes		
211. County property taxes		
212. Annual assessments		
213. School property taxes		
214. Water District Taxes		
215. HOA Dues		
216.		
217.		
218.		
219.		
220. Total Paid By/For Borrower	\$0.00	\$0.00
<b>300. Cash At Settlement From/To Borrower</b>		
301. Gross Amount due from borrower (line 120)	\$5,682.54	\$4,769.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	\$0.00
303. Cash From Borrower	\$5,682.54	\$4,769.00

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price \$0.00 @ % = \$0.00				Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
701.	to			Settlement	Settlement
702.	to			\$0.00	\$0.00
703. Commission Paid at Settlement					
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				
<b>800. Items Payable in Connection with Loan</b>					
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				
<b>900. Items Required by Lender To Be Paid in Advance</b>					
901. Interest from	to	@ \$0/day			
902. Mortgage Insurance Premium for months	to				
903. Hazard Insurance Premium for years	to				
<b>1000. 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. School property taxes		months @	per month		
1007. Water District taxes		months @	per month		
1008. HOA Dues		months @	per month		
1011. Aggregate Adjustment					
<b>1100. Title Charges</b>					
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.		\$229.00	
(includes above items numbers:		)			
1109. Lender's coverage		\$0.00/\$0.00			
1110. Owner's coverage		\$4,419.00/\$229.00			
1111. Escrow fee	to	Valley Land Title Co.		\$350.00	
1112. State of Texas policy guaranty fee.	to	Valley Land Title Co.-Guaranty Fee		\$5.00	
1113. Tax Service Fee	to	Hidalgo County Property Tax Service		\$59.54	
<b>1200. Government Recording and Transfer Charges</b>					
1201. Recording Fees	Deed \$32.00 ; Mortgage ; Rel \$28.00	to	Valley Land Title Co.	\$60.00	
1202. City/county tax/stamps	Deed ; Mortgage	to			
1203. State tax/stamps	Deed ; Mortgage	to			
1204. Recording fees: AMS		to	Valley Land Title Co.	\$28.00	
1205. Recording fees: Lien Aff		to	Valley Land Title Co.	\$32.00	
<b>1300. Additional Settlement Charges</b>					
1301. Survey	to				
1302. Pest Inspection	to				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$913.54	

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Handbook 4305.2

## 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

By   
Jose N. Pena, Director for Hidalgo  
County Right-of-Way Department

  
Margarita Leal Garcia

a/k/a Maria Margarita Leal

## 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

4/30/09

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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