

**A. Settlement Statement**

<b>B. Type of Loan</b>			
1. " FHA	2. " FmHA	3. " Conv Unins	6. File Number <b>119238</b>
4. " VA	5. " Conv Ins.	6. " Seller Finance	7. Loan Number
			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>The County of Hidalgo 2401 N. Moorefield Road Mission, TX 78572</b>		E. Name & Address of Seller <b>Keller Real Estate Investments, Inc.</b>	
F. Name & Address of Lender			
G. Property Location  <b>John Closner Et Al Amended, Lot 11, Block 15, Hidalgo County  , TX See Addendum</b>		H. Settlement Agent Name <b>Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406</b>	
		I. Settlement Date <b>3/14/2011</b>	Fund:
Place of Settlement <b>Valley Land Title Co. 2406 W. University Drive Edinburg, TX 78539</b>			
<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	<b>\$160,000.00</b>	401. Contract Sales Price	<b>\$160,000.00</b>
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	<b>\$324.00</b>	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
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 03/15/11 thru 12/31/11	<b>\$237.92</b>	410. Water District Taxes 03/15/11 thru 12/31/11	<b>\$237.92</b>
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$160,561.92</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$160,237.92</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	<b>\$1,000.00</b>	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	<b>\$11,349.19</b>
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff to M.G. & B.B. Smith Partners, Lt	<b>\$51,334.80</b>
205.		505. Payoff of second mortgage loan	
206.		506.	
207. Option Fee	<b>\$100.00</b>	507. Option Fee	<b>\$100.00</b>
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/11 thru 03/14/11	<b>\$14.14</b>	511. County property taxes 01/01/11 thru 03/14/11	<b>\$14.14</b>
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/11 thru 03/14/11	<b>\$21.68</b>	513. School property taxes 01/01/11 thru 03/14/11	<b>\$21.68</b>
214. Water District Taxes		514. Water District Taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$1,135.82</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$62,819.81</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	<b>\$160,561.92</b>	601. Gross Amount due to seller (line 420)	<b>\$160,237.92</b>
302. Less amounts paid by/for borrower (line 220)	<b>\$1,135.82</b>	602. Less reductions in amt. due seller (line 520)	<b>\$62,819.81</b>
<b>303. Cash From Borrower</b>	<b>\$159,426.10</b>	<b>603. Cash To Seller</b>	<b>\$97,418.11</b>

**L. Settlement Charges**

<b>700. Total Sales/Broker's Commission based on price</b>			<b>\$160,000.00</b>	<b>@6 % = \$9,600.00</b>	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. <b>\$9,600.00</b>	to	<b>Keller Real Estate Investments, Inc.</b>				
702.	to					
703. Commission Paid at Settlement					<b>\$0.00</b>	<b>\$9,600.00</b>
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	<b>3/14/2011</b>	to	<b>4/1/2011</b>	@ <b>\$0/day</b>		
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 @		<b>\$5.89</b>	per month		
1005. Annual assessments	months @			per month		
1006. School property taxes	months @		<b>\$9.04</b>	per month		
1007. Water District taxes	months @		<b>\$24.78</b>	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	<b>L. G. "Jerry" Canales</b>			<b>\$200.00</b>
1106. Notary fees		to				
1107. Attorney's fees		to				
(includes above items numbers:				)		
1108. Title insurance		to	<b>Valley Land Title Co.</b>			<b>\$1,163.00</b>
(includes above items numbers:				)		
1109. Lender's coverage			<b>\$0.00/\$0.00</b>			
1110. Owner's coverage			<b>\$160,000.00/\$1,163.00</b>			
1111. Escrow fee		to	<b>Valley Land Title Co.</b>		<b>\$300.00</b>	<b>\$300.00</b>
1112. State of Texas policy guaranty fee.		to	<b>Valley Land Title Co.-Guaranty Fee Escrow Account</b>			<b>\$5.00</b>
1113. Tax Service Fee		to	<b>Hidalgo County Property Tax Service</b>			<b>\$81.19</b>
<b>1200. Government Recording and Transfer Charges</b>						
1201. Recording Fees	Deed <b>\$24.00</b> ; Mortgage ; Rel			to <b>Valley Land Title Co.</b>	<b>\$24.00</b>	
1202. City/county tax/stamps	Deed ; Mortgage			to		
1203. State tax/stamps	Deed ; Mortgage			to		
1204.		to				
<b>1300. Additional Settlement Charges</b>						
1301. Survey		to				
1302. Pest Inspection		to				
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					<b>\$324.00</b>	<b>\$11,349.19</b>

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**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.

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**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.

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**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

Keller Real Estate Investments, Inc.

By Jose N. Pena

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.

**Addendum to HUD Settlement Statement**

**Section G – Additional Tracts of Land**

John Closner Et Al Amended, Lot 12, Block 15, Hidalgo County

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