

COUNTY OF HIDALGO
STATE OF TEXAS
URBAN COUNTY PROGRAM
HOMEBUYER ASSISTANCE PROGRAM CONTRACT

This Homebuyer Assistance Program Contract ("Homeowner Contract") is entered into this 13TH day of August 2013, between the County of Hidalgo, State of Texas ("County") and Ricardo Javier & Sandra J Trujillo ("Owner").

Owner has requested financial assistance from the County to assist Owner with the down payment and/or closing costs to purchase a home in accordance with the requirements of the County's Homebuyer Assistance Program ("Homeowner Program"); and

Owner, based on the information furnished to County, qualifies for financial assistance under the Homeowner Program.

NOW THEREFORE, the County and Owner agree as follows:

1. Owner represents and warrants that all information furnished to the County in or as a part of Owner's application for financial assistance in the Homeowner Program is true and correct.

2. Owner agrees that the financial assistance provided to Owner by County will be used to pay Owner's closing costs and/or a portion of Owner's down payment in order for Owner to acquire Owner's principal residence located at:

Lot 35 Tower Landing Subdivision Phase I, Alamo TX, HIDALGO COUNTY TEXAS more fully described on Exhibit "A" attached hereto ("Property").

3. Owner represents to County that the contract attached hereto as Exhibit "B" is a true and correct copy of the contract under which Owner will acquire the Property. The debt

Approved as to form Steve Crain, Atlas Hall
& Rodriguez: September 2012

and lien described in Exhibit "B" will be the only debt and lien against the Property other than the lien granted pursuant to this Homeowner Contract.

4. Owner agrees to comply with all applicable requirements of the U. S. Housing and Urban Development affordable housing home ownership statutes and regulations, including 24 CFR § 92.254(a) Qualification as Affordable Housing: Homeownership, as amended.

5. Owner agrees to provide, within ten (10) business days of the final loan closing, the Urban County Program with copies of the Lender's Note, Settlement Statement, Truth-in-Lending Disclosure, Property Deed and Property Insurance.

6. Owner agrees to execute all documents requested by County in order for County to obtain a valid second deed of trust lien on the Property.

7. OWNER UNDERSTAND AND AGREES THAT COUNTY IS NOT RESPONSIBLE TO OWNER FOR: (i) ANY ASPECT OF THE CONSTRUCTION OF THE RESIDENCE ON THE PROPERTY BEING PURCHASED BY OWNER, INCLUDING ANY CLAIM FOR DEFECTIVE WORK, INCOMPLETE WORK OR WARRANTY WORK; AND/OR (ii) ANY DEFECTS IN OWNER'S TITLE TO THE PROPERTY.

8. County agrees to expend \$ 10,000 ("Homeowner Advance") for the benefit of Owner in connection with Owner's purchase of the Property. The Homeowner Advance will be applied first to Owner's closing costs and any excess funds will be applied to Owner's down payment and to the principal if funds are available.

9. OWNER AGREES THAT OWNER WILL, FOR A MINIMUM OF FIVE (5) CONSECUTIVE YEARS FOLLOWING OWNER'S PURCHASE OF THE PROPERTY, CONTINUOUSLY USE THE RESIDENCE LOCATED ON THE PROPERTY AS OWNER'S PRINCIPAL RESIDENCE. OWNER AGREES THAT OWNER WILL, ON AN ANNUAL BASIS, EXECUTE SUCH CERTIFICATIONS AS COUNTY MAY REQUIRE TO CONFIRM OWNER'S COMPLIANCE WITH THE REQUIREMENT OF THIS PARAGRAPH 9.

10. Provided Owner has continuously used the residence located on the Property as Owner's principal residence for five (5) consecutive years after the beginning date used in the Loan Documents, County will forgive Owner's outstanding HOMEBUYER ASSISTANCE Funds on the Repayment Date in an amount equal to the HOMEBUYER ASSISTANCE Funds.

FAILURE TO REPAY THE HOMEBUYER ASSISTANCE FUNDS IN ACCORDANCE WITH THIS CONTRACT AND/OR THE LOAN DOCUMENTS AND/OR TO COMPLY WITH THE OTHER PROVISIONS OF THE LOAN DOCUMENTS, MAY RESULT IN THE FORECLOSURE OF THE COUNTY'S LIENS AGAINST THE PROPERTY AND THE LOSS OF YOUR RESIDENCE AND THE PROPERTY.

11. Owner understands and agrees that if Owner sells the Property, within the period of affordability (five (5) years the beginning date used in the Loan Documents), through a voluntary or involuntary transfer, the County will recapture all or a portion of the direct subsidy provided to the homebuyer as provided in this paragraph.

The loan will be forgiven pro rata over the period of affordability under the following terms, as long as the home remains the principal residence of the home buyer:

- (i) Upon completion of the 1st year of the Loan Documents -20% of the original principal amount will be forgiven;
- (ii) Upon completion of the 2nd year of the Loan Documents -40% of the original principal amount will be forgiven;
- (iii) Upon completion of the 3rd year of the Loan Documents - 60% of the original principal amount will be forgiven;
- (iv) Upon completion of the 4th year of the Loan Documents - 80% of the original principal amount will be forgiven; and
- (v) Upon completion of the 5th year of the Loan Documents -100% of the original principal amount will be forgiven

If the net proceeds from a voluntary or involuntary sale are insufficient to repay the prorated amount of the HOME subsidy, the County shall recapture the entire amount of net proceeds from the sale. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.

12. Owner understands and agrees that: (i) Owner agrees to continuously use the residence located on the property as Owner's principal residence for five (5) consecutive years following the beginning date used in the Loan Documents; and (ii) Owner agrees to honor any of its other obligations to County under the Homebuyer Contract or the Loan Documents; collectively. In the event that the County determines that the assisted homebuyer(s) is non-compliant with the residency requirements and the other requirements stated in the Homebuyer Assistance Program Contract then the entire face value of the funds are immediately due and payable to the County. Homebuyer will be given 30 days to return to compliance. If homebuyer(s) does not return to compliance the entire face value of the funds will be due and payable and will incur a four percent (4%) interest per annum.

13. **THIS HOMEBUYER CONTRACT CREATES A BINDING AGREEMENT BETWEEN YOU AND THE COUNTY; OWNER REPRESENTS AND WARRANTS TO THE COUNTY THAT OWNER HAS REVIEWED THE CONTRACT, UNDERSTANDS IT, AND IS EXECUTING IT FREELY AND VOLUNTARILY.**

Executed and effective as of the date and year first written above.

COUNTY OF HIDALGO
URBAN COUNTY PROGRAM

DIANA R. SERNA
DIRECTOR

Ricardo Javier Trujillo

Sandra J Trujillo

(Jurat/Individual Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

SWORN, SUBSCRIBED AND ACKNOWLEDGED before me Ricardo Javier Trujillo ON THIS _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

(Jurat/Individual Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

SWORN, SUBSCRIBED AND ACKNOWLEDGED before me Sandra J Trujillo ON THIS _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

(Jurat/Individual Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

SWORN, SUBSCRIBED AND ACKNOWLEDGED before me Diana R. Serna ON THIS _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

Exhibit "A"

To a

Homebuyer Assistance Program Contract

LEGAL DESCRIPTION OF THE PROPERTY:

Lot 35 Tower Landing Subdivision, Phase I Alamo, TX, HIDALGO COUNTY TEXAS

Exhibit "B"

To a

Homebuyer Assistance Program Contract

Copy of CONTRACT

A & A BUILDERS, L.L.C.

1315 W Polk Ave. Suite#20 ♦ Pharr, TEXAS 78577 ♦ BUS: (956) 782-2494 ♦ FAX: (956) 782-2446

BID PROPOSAL

Applicant's Name (Owner): *Ricardo Javier Trujillo*

Legal Description: *Lot #35 Tower Landing Estates Phase I
Alamo, Hidalgo County, Texas 78516*

Physical Address: *524 Elena Lane
Alamo, Hidalgo County, Texas 78516*

In compliance with this cost proposal dated 6/20/12 the undersigned here by propose to furnish the material and perform in a workman like manner, all work for the Owner as follows:

SQUARED AREA

Living Area	<u>1646.0</u> sq. ft.
Porch Area	<u>53.0</u> sq. ft.
Patio Area	<u>0.0</u> sq. ft.
Garage Area	<u>277.2</u> sq. ft.
Total Area	<u>1981.5</u> sq. ft.

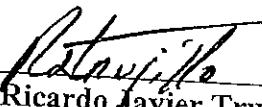
ITEM	PRICE
SINGLE FAMILY DWELLING	\$ <u>103,015.00</u>
LOT	\$ _____
SITE WORK AND LANDSCAPING	\$ _____
SURVEY	\$ _____
TOTAL COST	\$ <u>103,015.00</u>

Contractor agrees that this total cost is good for 90 days from the date of this proposal and to execute FORM FMHA 1924-6, "Construction Contract", in accordance with the proposal, as accepted, within 10 days after the contract has been presented for signature.

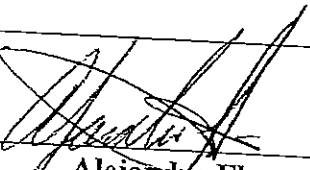
OWNER EXPENSES NOT COVERED IN THIS BID:

ITEM	PRICE
PLANS COST	\$ as per designer
SURVEY FOUNDATION DETAIL ESTIMATED COST	as per engineer
COOLING AND HEATING DUCT LAYOUT PLAN	\$ 75.00
LOT CLOSING AND OTHER LEGAL FEES	as per attorney
WATER AND SEWER TAPS	as per city
UTILITY DEPOSITS	as per city

The contractor further agrees that upon the date of execution of the construction contract to commence work within 14 days and will complete the work with in 5 months of starting date given.


 Ricardo Javier Trujillo

7/2/12
 Date


 Alejandro Flores dba
 A & A Builders, L.L.C.

7/2/12
 Date
 A & A Builders, L.L.C.
 FIRM

1315 W Polk Ave. Suite # 20
 BUSINESS ADDRESS
Pharr, Texas 78577
 CITY, STATE, ZIP CO

UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT

OPTION TO PURCHASE REAL PROPERTY

1. In consideration of the sum of \$ 500.00 Earnest Money in hand paid, the undersigned (hereinafter called the "Seller"), who covenants to be the owner thereof, hereby, for the Seller and the Seller's heirs, executors, administrators, successors and assigns, offers and agrees to sell and convey to

Ricardo Javier Trujillo 501 S. Jasmine Apt. 302 McAllen, TX 78501
(Buyer's Name, Address, Telephone Number)

(hereinafter called the "Buyer"), and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described property, located in

Hidalgo County, State of Texas .. Physical Address 524 Elena Lane Alamo, TX

(See attachment for full legal description)

The title to said property is to be conveyed free and clear of all encumbrances except for the following reservations, exceptions and leases, and no others: (See attachment for a full statement of all reservations and exceptions.)

2. The option is given to enable the Buyer to obtain a loan made by the United States of America, acting through the Rural Housing Service, hereinafter called the "Government," for the purchase of said property. It is agreed that the Buyer's efforts to obtain a loan constitute a part of the consideration for this option and any down payment will be refunded if the loan cannot be processed by the Government or insured because of defects in the title or other land now owned by, or being purchased by, the buyer.

3. The total purchase price for said property is \$ 19,500.00; said amount includes excludes the dollar amount mentioned in paragraph 1.

4. The Seller agrees to pay all normal selling expenses for the above-mentioned county. Except for the following as agreed upon by both parties. (Attach list of closing costs to be paid by each party.)

5. Upon Buyer's exercise of the option, the Seller further agrees to convey said property to the Buyer by general warranty deed (except where the law provides otherwise for conveyances by trustees, officers of courts, etc.) in the form, manner and at the time required by the Government conveying to the Buyer a valid, unencumbered, indefeasible fee-simple title to said property meeting all requirements of the Government.

6. Taxes and other general and special assessments of whatsoever nature for the year in which the closing of the transaction takes place shall be prorated as of the date of the closing of the transaction and paid by the seller. If the closing of the transaction shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Any different tax agreement is attached.

7. This option may be exercised by the Buyer at any time while the offer herein shall remain in force, by mailing, telegraphing or delivering in person a written notice of acceptance of the offer herein to the Seller(s). The offer herein shall remain irrevocable for a period of 6 months from the date hereof and shall remain in force thereafter until one (1) year from the date hereof unless earlier terminated by the Seller. The Seller may terminate this offer at any time after the 6 months irrevocable period provided herein by giving to the Buyer ten (10) days written notice of intention to terminate at the address of the Buyer. Acceptance of this option by the Buyer within ten (10) days after the Buyer receives such notice shall constitute a valid acceptance of the option. Possession of described property will be at Loan Closing. Closing will be scheduled to occur within 30 days of Buyer's exercise of this option unless the parties otherwise mutually agree in writing.

8. Loss or damage to the property by fire or from an act of God shall be at the risk of the Seller until the deed to the Buyer has been recorded, and in the event that such loss or damage occurs, the Buyer may, without liability, refuse to accept conveyance of title, or may elect to accept conveyance of title, in which case there shall be an equitable adjustment of the purchase price.

9. The Seller agrees to furnish at Seller's expense (unless other agreements were made in the attachment to paragraph 4), to the Buyer a certificate from a reliable firm certifying that the following described building(s) covered by this option (a) is now free of infestation by wood destroying pests and organisms, and (b) either is now free of unrepaired damage from wood destroying pests and organisms or has suffered unrepaired damage from such cause which is specifically described in the certificate during the option period.

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0172. The time required to complete this information collection is estimated to average 5 minutes 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.

10. ~~The Seller agrees to furnish at the Seller's expense (unless other agreements were made in the attachment to paragraph 4) to the Buyer evidence from the Health Department or an approved reliable and competent source that the waste disposal system for the dwelling is functioning properly, and the water supply for domestic use meets State Health Department requirements.~~

11. Other (see attached)

LEAD-BASED PAINT INSPECTION/RISK ASSESSMENT

- Buyer has received the form "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards."
- Buyer has been informed that the property was constructed after Jan 1, 1978, and should not contain lead-based paint or lead-based _____ paint hazard; or
- Buyer has been informed that the property was constructed before 1978, and may contain lead-based paint
- Buyer has received a copy of the pamphlet "Protect Your Family From Lead in Your Home."
- Buyer has been advised of their rights regarding lead-based paint inspections and risk assessments, and
- Buyer has waived opportunity to have an inspection and/or risk assessment to check for the presence of lead-based paint or a lead-based paint hazard; or
- Buyer would like a lead-based paint inspection and/or lead-based paint risk assessment. The contract will be contingent on the results of the lead-based paint inspection and/or lead-based paint risk assessment.
- Contingency will terminate 10 days after this contract is accepted unless buyer or selling agent deliver written contract addendum listing deficiencies and corrections needed
- Seller shall indicate in writing within 10 days of delivery of an addendum whether they will correct the condition(s) or make a counter offer.
- If the seller will not make corrections or makes a counter offer, the buyer shall have 3 days to respond or remove the contingency. The buyer may remove a contingency at any time without cause.

IF THIS OFFER IS NOT ACCEPTED BY THE SELLER(S), THE EARNEST MONEY WILL BE RETURNED TO THE BUYER(S). THIS IS A LEGAL AND BINDING CONTRACT.

We, the undersigned, have read the Informational Disclosure and Acknowledgment form and completed the blanks to the best of our knowledge.

JAMES C. Keller
(Seller's printed name and telephone number)

James C Keller
(Seller's printed name and telephone number)

[Signature]
(Seller's Signature)

(Seller's Signature)

[Signature]
(Buyer's Signature)

[Signature]
(Buyer's Signature)

6-8-12
Date

Date

05-18-12
Date

5-18-12
Date

RECEIPT

DATE 5/18/15

No. 35

RECEIVED FROM

Rita de Jesus Trujillo

\$ 500.00

Five hundred

DOLLARS

FOR RENT

FOR

Esrow on Tower handling

ACCOUNT

PAYMENT

BAL. DUE

500.00
+

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY Guilma Lopez

ADDENDUM TO USDA CONTRACT

Buyer:

**Ricardo Javier Trujillo
501 E. Jasmine Apt. 302
McAllen ,TX 78501**

Full Legal Description:

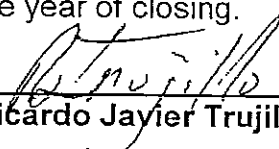
Tower Landing Subdivision, Lot # 35, City Of Alamo, Hidalgo County, Texas
524 Lane Alamo, Texas 78516

Statement of all reservations and exceptions:

- Building and use restrictions of Tower Landing Subdivision
Living A/C area to be 1,200 or greater, One (OR) Two Car Garage,
Buyer to install a cedar-perimeter fence upon completion of construction.
- Existing easements, building setbacks and reservations as shown according to
The map or plat thereof recorded in Volume 48, Page 145, and Map Records of
Hidalgo County, Texas
- Zoning and building ordinances in favor of the City of Alamo.

Closing cost to be paid by each party:

- Borrower will pay the appraisal fee, survey fee, title policy fee, and their
share of attorney closing costs.
- Seller will pay for own share of attorney closing costs and tax certificates
and any delinquent and/or prorated taxes that incurred from January 1, in
the year of closing.



Ricardo Javier Trujillo

05-18-12
Date

Construction Company:

A&A Builders, L.L.C.
1315 W. Polk Ave. Ste. #20
Pharr, Texas 78577
(956) 782-2494 Office
(956) 782-2446 Fax
Zulema Alonzo (manager)

