



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 0003161613
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	7. Loan Number:	8. Mortgage Insurance Case Number:
C. Note: <i>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.</i> (0003161613/48)			
D. Name and Address of Borrower: Hidalgo County, Texas P.O. Box 1356, Edinburg, TX 78540		E. Name and Address of Seller: Tress Enterprises, Inc. 3600 N. 23rd St., Suite 100, McAllen, TX 78501	
G. Property Location: Not Known Hidalgo County, Lot(s): 377 Los Ejidos De Reynosa		F. Name and Address of Lender: H. Settlement Agent: Sierra Title of Hidalgo County, Inc. (956)882-8321 3401 N. 10th St. McAllen, TX 78501 Place of Settlement: 3401 N. 10th St. McAllen, TX 78501	
		I. Settlement Date: January 27, 2016 Disbursement Date: January 27, 2016	

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract sales price	970,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	7,417.13
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross amount due from Borrower	977,417.13
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller Paid Buyer Closing Costs	
209. Seller Paid Owner's Policy	
Adjustments for items unpaid by seller	
210. City/Town taxes 01/01/16 to 01/27/16	28.00
211. County taxes 01/01/16 to 01/27/16	50.86
212. Assessments	
213. School Taxes 01/01/16-01/27/16	72.53
214.	
215.	
216.	
217.	
218.	
219.	
220. Total paid by/for Borrower	151.39
300. Cash at Settlement from/to Borrower	
301. Gross amount due from Borrower (Line 120)	977,417.13
302. Less amount paid by/for Borrower (Line 220)	(151.39)
303. CASH FROM BORROWER	977,265.74

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	970,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross amount due to Seller	970,000.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	34,627.23
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan To:	
505. Payoff of second mortgage loan To:	
506.	
507.	
508. Seller Paid Buyer Closing Costs	
509. Seller Paid Owner's Policy	
Adjustments for items unpaid by seller	
510. City/Town taxes 01/01/16 to 01/27/16	28.00
511. County taxes 01/01/16 to 01/27/16	50.86
512. Assessments	
513. School Taxes 01/01/16-01/27/16	72.53
514.	
515.	
516.	
517.	
518.	
519.	
520. Total reduction amount due Seller	34,778.62
600. Cash at Settlement from/to Seller	
601. Gross amount due to Seller (Line 420)	970,000.00
602. Less reductions due Seller (Line 520)	(34,778.62)
603. CASH TO SELLER	935,221.38

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					
700. Total Real Estate Broker Fees		\$0.00		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<i>Division of commission (line 700) as follows:</i>					
701.	to				
702.	to				
703. Commission paid at settlement					
704.					
800. Items Payable in Connection with Loan					
801.	Our origination charge	(from GFE #1)			
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)			
803.	Your adjusted origination charges	(from GFE #A)			
804.	Appraisal fee	(from GFE #3)			
805.	Credit report	(from GFE #3)			
806.	Tax service	(from GFE #3)			
807.	Flood certification	(from GFE #3)			
808.					
900. Items Required by Lender to be Paid in Advance					
901.	Interest from 01/27/16 to 02/01/16 to @ \$ /day (5 days @ %)	(from GFE#10)			
902.	Mortgage insurance premium for month to	(from GFE #3)			
903.	Homeowner's insurance for year to	(from GFE #11)			
904. for year to					
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account	(from GFE #9)			
1002.	Homeowner's insurance Months @ \$ per Month				
1003.	Mortgage insurance Months @ \$ per Month				
1004.	Property taxes Months @ \$ per Month				
1005.	School Taxes Months @ \$ per Month				
1006.	Irrigation Taxes Months @ \$ per Month				
1007. Months @ \$ per Month					
1008. Aggregate adjustment					
1100. Title Charges					
1101.	Title services and lender's title insurance to Sierra Title of Hidalgo	(from GFE #4)	545.00		
1102.	Settlement or closing fee to Sierra Title of Hidalgo County, Inc.	\$500.00			0.00
1103.	Owner's title insurance to Sierra Title of Hidalgo County, Inc.	(from GFE #5)	5,695.00		
1104. Lender's title insurance					
1105. Lender's title policy limit					
1106. Owner's title policy limit \$970,000.00					
1107.	Agent's portion of the total title insurance premium to Sierra Title of Hidalgo Cour	\$4,840.75			
1108.	Underwriter's portion of the total title insurance premium to Fidelity National Title	\$854.25			
1109.					
1110.	Tax Service to Tax Service of Hidalgo County		54.13		
1111.	Attorney Review Fee to King Law Firm	\$45.00			
1200. Government Recording and Transfer Charges					
1201.	Government recording charges to Sierra Title of Hidalgo County, Inc.	(from GFE #7)	123.00		
1202. Deed \$ 75.50; Mortgage \$; Releases \$ 47.50					
1203. Transfer taxes (from GFE #8)					
1204. City/County tax/stamps Deed \$; Mortgage \$					
1205. State tax/stamps Deed \$; Mortgage \$					
1206. E Filing Fee					
1300. Additional Settlement Charges					
1301. Required services that you can shop for (from GFE #6)					
1302.					
1303.	2015 County/City/School Taxes to Hidalgo County Tax Office				2,052.23
1304. Attorney Fees to Montalvo Law					
1305.	Inspection Fee to Sierra Title of Hidalgo County, Inc.		1,000.00		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				7,417.13	34,627.23

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges			
Charges That Cannot Increase	HUD-1 Line Number	Good Faith Estimate	HUD-1
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		
Charges That In Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	123.00	123.00
	#		
	#		
Total		123.00	123.00
Increase between GFE and HUD-1 Charges		\$ 0.00	or 0.00 %
Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges	# 901 \$ /day		
Homeowner's insurance	# 903		

Loan Terms

Your initial loan amount is	\$
Your loan term is	30.00 years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ N/A Includes <input checked="" type="checkbox"/> Principal <input checked="" 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 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 homeowners 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

HUD-1, Attachment

Borrower: Hidalgo County, Texas
P.O. Box 1356
Edinburg, TX 78540

Seller: Tress Enterprises, Inc.
3600 N. 23rd St., Suite 100
McAllen, TX 78501

Lender:

Settlement Agent: Sierra Title of Hidalgo County, Inc.
(956)682-8321

Place of Settlement: 3401 N. 10th St.

McAllen, TX 78501

Settlement Date: January 27, 2016

Disbursement Date: January 27, 2016

Property Location: Not Known

Hidalgo County, Lot(s): 377 Los Ejidos De Reynosa

Title Services and Lender's Title Insurance

<u>Payee/Description</u>	<u>Disclosure</u>	<u>Borrower</u>	<u>Seller</u>
Sierra Title of Hidalgo County, Inc. Settlement or closing fee	(from GFE #4)	500.00	
King Law Firm Attorney Review Fee		45.00	
Total Title Services and Lender's Title Insurance		<u>545.00</u>	

Hidalgo County, Texas

BY: _____
Ramon Garcia
County Judge

Tress Enterprises, Inc.

BY: _____
Pedro Tress, President

Sierra Title of Hidalgo County, Inc.
Settlement Agent