



SIERRA TITLE COMPANY

3401 N. 10th St., McAllen, Texas 78501 • TEL.: (956) 682-8321

July 9, 2026

Hidalgo County, Texas
100 N. Closner
Edinburg, TX 78539

Parcel 8

Re: GF#3202226

Seller: Maria De Los Santos Jaimez and Oscar Luis Jaimez

To Whom It May Concern:

Enclosed please find closing package for review and approval.

Once approved, please have the closing package executed by the Honorable County Judge, Richard F. Cortez.

Please send us copies of the minutes for the County with the closing package.

Thank you for your prompt attention to this matter.

Sincerely,

SIERRA TITLE OF HIDALGO COUNTY, INC

Benicia Santos
Benicia (Bennie) Santos

Escrow Officer

Enclosure: As stated.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. ☐ FHA 2. ☐ FMHa 3. ☐ Conv. Unins 4. ☐ VA 5. ☐ Conv. Ins 6. FILE NUMBER: 0003202226 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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (0003202226/73)			
D. NAME AND ADDRESS OF BUYER: County of Hidalgo, Texas 100 N. Closner, Edinburg, TX 78539		E. NAME AND ADDRESS OF SELLER: Marla De Los Santos Jaimez and Oscar Luis Jaimez 12433 N. Shary Road, Mission, TX 78573	
G. PROPERTY LOCATION: 12443 N. SHARY RD MISSION, TX 78572 Lot(s): 524 John H. Shary Parcel 8		H. SETTLEMENT AGENT: Sierra Title of Hidalgo County, Inc. PLACE OF SETTLEMENT: 3401 N. 10th Street McAllen, TX 78501	
		F. NAME AND ADDRESS OF LENDER: I. SETTLEMENT DATE: July 09, 2026 DISBURSEMENT DATE: July 09, 2026	

J. SUMMARY OF BUYER'S TRANSACTION	K. SUMMARY OF SELLER'S TRANSACTION
100. GROSS AMOUNT DUE FROM BUYER: 101. Contract sales price 425,000.00 102. Personal property 103. Settlement charges to buyer (line 1400) 3,069.13 104. 105. <i>Adjustments for items paid by seller in advance</i> 106. City/Town taxes 107. County taxes 108. Assessments 109. 110. 111. 112. 120. GROSS AMOUNT DUE FROM BUYER 428,069.13 200. AMOUNTS PAID BY OR IN BEHALF OF BUYER: 201. Deposit or earnest money 202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to 204. 205. 206. 207. 208. 209. <i>Adjustments for items unpaid by seller</i> 210. City/Town taxes 211. County taxes 212. Assessments 213. 214. 215. 216. 217. 218. 219. 220. TOTAL PAID BY/FOR BUYER 0.00 300. CASH AT SETTLEMENT FROM/TO BUYER: 301. Gross amount due from Buyer (Line 120) 428,069.13 302. Less amount paid by/for Buyer (Line 220) (0.00) 303. CASH FROM BUYER 428,069.13	400. GROSS AMOUNT DUE TO SELLER: 401. Contract sales price 425,000.00 402. Personal property 403. 404. 405. <i>Adjustments for items paid by seller in advance</i> 406. City/Town taxes 407. County taxes 408. Assessments 409. 410. 411. 412. 420. GROSS AMOUNT DUE TO SELLER 425,000.00 500. REDUCTIONS IN AMOUNT DUE TO SELLER: 501. Excess deposit (see instructions) 502. Settlement charges to seller (line 1400) 503. Existing loan(s) taken subject to 504. Payoff of first mortgage loan To: Rocket Mortga 156,729.87 505. Payoff of second mortgage loan To: 506. 507. 508. 509. <i>Adjustments for items unpaid by seller</i> 510. City/Town taxes 511. County taxes 01/01/26 to 07/10/26 1,089.42 512. Assessments 513. School taxes 01/01/26-07/10/26 464.53 514. 515. 516. 517. 518. 519. 520. TOTAL REDUCTION AMOUNT DUE SELLER 158,283.82 600. CASH AT SETTLEMENT TO/FROM SELLER: 601. Gross amount due to Seller (Line 420) 425,000.00 602. Less reductions due Seller (Line 520) (158,283.82) 603. CASH TO SELLER 266,716.18

L. SETTLEMENT CHARGES										PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSIONS Based on Price			\$	@	%						
Division of Commission (line 700) as Follows:											
701.	to										
702.	to										
703. Commission paid at settlement											
The following persons, firms or corporations received a portion of the real estate commission amount shown above:											
704.	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 fee to										
807.	Assumption fee to										
808.	to										
809.	to										
810.	to										
811.	to										
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE											
901.	Interest From 7/9/2026 to 8/1/2026 @ \$ /day (23 days %)										
902.	Mortgage insurance premium for month to										
903.	Hazard insurance premium for year to										
904.	for year to										
905.	to										
1000. RESERVES DEPOSITED WITH LENDER											
1001.	Hazard insurance Months @ \$ per Month										
1002.	Mortgage insurance Months @ \$ per Month										
1003.	City property taxes Months @ \$ per Month										
1004.	County taxes Months @ \$ per Month										
1005.	Annual assessments Months @ \$ per Month										
1006.	School taxes Months @ \$ per Month										
1007.	Months @ \$ per Month										
1008.	Months @ \$ per Month										
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										
(includes above item numbers:)											
1108.	Owner's policy premium to Sierra Title of Hidalgo County, Inc.					2,386.00					
(includes above item numbers:)											
1109.	Lender's coverage										
1110.	Owner's coverage \$ 425,000.00 2,386.00										
1111.	State of Texas Policy Guaranty Fee (O) to Texas Title Insurance Guaranty Association					2.00					
1112.	Attorney Review Fee to King Law Firm					45.00					
1113.	Tax Service to Tax Service of Hidalgo County					75.78					
1114.	Escrow Fee to Sierra Title of Hidalgo County, Inc.					500.00					
1115.	E filing fee (B) to Sierra Title of Hidalgo County, Inc.					5.35					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES											
1201.	Recording fees; Deed \$55.00; Mortgage ; Releases					55.00					
1202.	City/County tax/stamps; Deed ; Mortgage										
1203.	State tax/stamps; Deed ; Mortgage										
1204.	to										
1205.	to										
1300. ADDITIONAL SETTLEMENT CHARGES											
1301.	Survey to										
1302.	Pest inspection to										
1303.	to										
1304.	to										
1305.	to										
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)										3,069.13	0.00