

CLAIM FOR PAYMENT OF

☐ Down Payment

☒ Housing Supplement

Print or Type All Information - Read Rules on Reverse Side				
1. Name of Claimant(s): Christopher Feters and Kathleen Feters		Parcel No.: 17		County: Williamson
				Project: A-1 SE Loop
2. Property Acquired by Williamson County By: ☒ Negotiation ☐ Condemnation Address: 104 Dana Drive Hutto, Texas 78643 Apt. No.: Site No.:		3. Replacement Housing Address: 308 Wind Hollow Drive Georgetown, Texas 78633 Apt. No.: Site No.:		
4. Occupancy of County-Acquired Property From (Date): 01-2001 To (Date of Move): 11-14-2020 ☒ Owner-Occupant ☐ Tenant ☒ House ☐ Apartment ☐ Mobile Home ☐ Sleeping Room		5. Replacement Housing Data a. Date of Physical Occupancy of Replacement Housing: 11-14-2020 b. Filing Date of Instrument of Conveyance: 11-06-2020 c. Purchase Price of Replacement Dwelling: \$260,000.00		
6. Controlling Dates	Mo.	Day	Yr.	7. Type and Amount of Claim: a. Housing Supplement: \$1,290.00 b. Down Payment: \$
a. First Offer in Negotiations	04	20	2020	
b. Date Property Acquired	08	01	2020	
c. Date Required to Move	12	31	2020	
8. Payment of this claim in the amount shown in Block 7 is requested. I certify that this move was made as a result of the acquisition of property for highway purposes. The information submitted herewith is true and correct and that the dwelling I now occupy meets the standards for decent, safe and sanitary housing to the best of my knowledge and belief. 12-21-2020 Date of Claim Kathleen Anne Feters Claimant				
Spaces Below to be Completed by Williamson County				
Show computations necessitated by previous payments or awards in condemnation on reverse side				
The dwelling at the address under Block 3 above has been inspected and in my opinion meets the standards for decent, safe and sanitary housing. 11-24-2020 Date of Inspection [Signature] Inspected By - Signature				
I certify that I have examined this claim and found it to conform to the applicable laws and regulations governing relocation assistance payments. I further certify the computation of the payment and the information shown herein is correct. This claim is recommended for payment as follows: Date: 12-28-2020 Amount of \$ 1,290.00 By: [Signature] Relocation Agent				
Date: _____ By: _____ Williamson County Judge				

REPLACEMENT HOUSING INSPECTION

Name of Claimant: Christopher Feters and Kathleen Feters		Parcel No.: 17	County: Williamson																								
			Project: Corridor A-1 SE Loop																								
Address: 308 Wind Hollow Drive Georgetown, Texas 78643																											
Apt No.: Site No.:																											
Number of Displaced Persons in Family: 3		Purchase Price or Monthly Rent: \$ <u>260,000</u>																									
Replacement Dwelling																											
House ☒ Duplex ☐		Apartment ☐ Sleeping Room ☐																									
Mobile Home: Width: Length:		Other:																									
Floor Space: 1400 sq. ft. No. Rooms: 6		No. Bedrooms: 3 No. Baths: 2																									
Dwelling Inspection																											
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Comments:																											
The dwelling at the address above has been inspected and in my opinion meets the standards for decent, safe and sanitary housing.																											
<u>11-24-2020</u> Date of Inspection		 Inspected By - Signature																									

SUPPLEMENTAL PAYMENT ESTIMATE - REPLACEMENT HOUSING

Print or Type All Information										
Displacee's Name: Christopher Feters and wife Kathleen Feters								Project: S.E. Loop Hutto		
					Parcel No.: 17			Highway No.: S.E. Loop		
					Unit or Bldg. No.: N/A					
					First Offer in Negotiations (Date): 04-20-2020					
					Occupancy Since (Date): 2001			County: Williamson		
Type Supplement: ☒ Normal ☒ 180-day Owner ☐ Revised ☐ 90-day Occupant ☐ Last Resort ☐ Late Occupants					Property From Which Displaced: ☒ Single Family Home ☐ Mobile Home Site ☐ Apartment ☐ Other: ☐ Mobile Home ☐ Duplex					
☐ Utilities in Subject Rent ☐ Utilities Not in Subject Rent					Monthly Gross Income: \$ X 30% = \$ N/A					
Replacement Property Data										
* Denotes Selected Replacement Property										
Property No.	Total Rooms	No. Bdr.	Apprx. Sq. Ft.	Age	Quality	Cond.	Yd. Imp.	Index	Probable Sales Price	Rental Cost
*RO-17-01	6	3	1462	8	16	3	3	30	\$214,000	
RO-17-02	6	3	1305	7	14	3	3	27	\$205,000	
RO-17-04	6	3	1418	7	15	3	3	28	\$208,000	
Subject	6	3	1290	6	14	3	3	26		
Replacement Housing Supplement										
Replacement Cost \$214,000.00										
Adjusted Subject Value \$199,500.00 212,710.00										
Supplement \$14,500.00 1,290.00										
Rent Supplement										
Actual Rent			Fair Market Rent			Gross Income			Replacement Cost Supplement	
\$			\$			\$			\$	
x 42			x 42			x 42			x 42	
\$N/A			\$N/A			\$N/A			\$N/A	
Supplement = \$N/A										

Total number of displaced persons: 3.

List name, age, gender and relationship of household occupants other than displacee(s) named on page 1.

Name of Household Occupant(s):	Age:	Gender:	Relationship to Displacee:
Regan Jones	21	Female	Daughter

Remarks: (Use extra page if necessary)

The subject property parcel 17 is located at 104 Dana Drive, Hutto Texas 78634. The property has a house with 1290 sq.ft. on a lot size of 7841 square feet. The home has brick veneer and frame type of construction and on slab foundation. It consists of 3 bedrooms and 2 baths, kitchen, living room, dining room and utility room, and 2 car attached garage. Interior is comprised of tile and painted concrete flooring and carpet. The exterior includes covered patio and a storage shed that is 12' X 20' on a slab and with power; the property is enclosed with a wood fence. Home was built in 2001. Total appraised value of the subject is \$210,000.00.

Since the subject contains a storage building, that is not being replaced with the comparable we have carved that amount out of the subject value and established adjusted subject value, as follows:

Breakdown of Adjustment

Total Appraised Value	\$210,000
Value of Storage Building	\$10,500 (value determined in appraisal report, pg. 43)
Adjusted Subject Value	\$199,500

223,210.⁰⁰
(10,500)

212,710.⁰⁰

*Comparable property RO-17-01 is located at 140 Leon River Loop, Hutto Texas 78634. This property consists of a 1462 sq.ft. home with 3 bedrooms, 2 baths, kitchen, living room, dining room and utility room, and a 2 car attached garage. Kitchen features freestanding range, Interior features include ceiling fans, tile floors. Exterior features include wood fenced yard. The home was built in 2014 and is on a 7500 sq.ft. lot. This home is located 1.8 miles from the subject. This home is in the Hutto school district.

Comparable property RO-17-02 is located at 210 Pentire Way, Hutto, Texas 78634. This property consists of a 1305 sq.ft. home with 3 bedrooms, 2 baths, kitchen, living room, dining room and utility room, and 2 attached garage. Kitchen features freestanding range, Interior features include ceiling fans, tile floors. Exterior features include wood fenced yard, large concrete patio. The home was built in 2009 year and is on a 5924 sq.ft. lot. This home is located 1.5 miles from the subject. This home is in the Hutto school district.

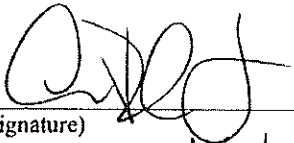
Comparable property RO-17-04 is located at 314 Brown St, Hutto, Texas 78634. This property consists of a 1418 sq.ft. home with 3 bedrooms, 2 baths, kitchen, living room, dining room and utility room, and 2 car attached garage. Kitchen features freestanding range, Interior features include ceiling fans, tile floors. Exterior features include wood fenced yard, covered patio. The home was built in 2007 year and is on a 7797 sq.ft. lot. This home is located 6.3 miles from the subject. This home is in the Hutto school district. This home was not chosen because of distance from subject.

All the comparable properties are functionally equivalent to the subject property and DS&S; however, comparable property RO-17-01 is the most comparable because of its similarity to the displacement property, number of rooms, this comparable is approximately 172 sq. ft. larger than the subject. Our research found six, 3 bedroom 2 bath comparable properties with square footages ranging from 1266 - 1722 and prices ranging from \$208,000 to \$225,000 and located between 1.4 - 6.5 miles from the subject. Several were not chosen due to being too far in distance from the subject property, square footage differences, total number of rooms, number of bedrooms or being sale pending.

Comparable replacement property data is based on the Residential Comparison Index as per ROW Volume 3 Relocation Assistance Manual page 21-5 and 21-6.

The supplemental payment(s) on page 1 have been determined by me and are to be used in connection with a federal-aid highway project. The replacement housing used for these supplement computations are certified to be fair housing open to all persons regardless of race, color, religion, age, sex, national origin or handicap and consistent with the requirements of Title VIII of the Civil Rights Act of 1968. I have no direct nor indirect, present or contemplated interest in this transaction nor will I derive any benefit from the supplemental payment.

Prepared by:


(signature)
Danny Jackson
(print name)
Right of Way Agent

4-21-2020
Date

Approval by:

Lisa Dworaczyk
(signature)
Lisa Dworaczyk
(print name)
Lisa Dworaczyk
Project Manager

4/21/2020
Date

Austin Title Company

113 W. 9th Street, Georgetown, TX 78626
Phone: (512)591-2900 | Fax: (512)334-1857

MASTER STATEMENT

Settlement Date: November 6, 2020 **Escrow Number:** AUT20015783
Disbursement Date: November 6, 2020 **Escrow Officer:** Emily Morris
Borrower: Christopher Michael Fetters

Seller: Jimmy Farrow
105 Split Rein Dr
Georgetown, TX 78626
Property: 308 Wind Hollow Dr
Georgetown, TX 78633
Lot(s): 10, Block: F, WOODLAKE Phase: 4 Parcel ID(s): S8590
Lender: Capfi Lending, LLC
3019 Palominos Pass
Cedar Park, TX 78641
Loan Number: 2020091800

SELLER			BORROWER	
\$	DEBITS	\$ CREDITS	\$	DEBITS \$ CREDITS
FINANCIAL CONSIDERATION				
	260,000.00	Sale Price of Property	260,000.00	
		Deposit or earnest money		2,600.00
		Loan Amount		130,000.00
500.00		Seller Credit		500.00
PRORATIONS/ADJUSTMENTS				
	45.90	HOA Prorations / Credit Seller Annually at \$300.00 11/06/20-12/31/20	45.90	
	379.37	County Taxes at \$2,479.45 11/06/20-01/01/21	379.37	
150.00		Option Fee		150.00
COMMISSIONS				
6,500.00		Listing Agent Commission to Compass RE Texas, LLC \$260,000.00 @ 2.5000% = \$6,500.00 - Compass RE Texas, LLC		
7,800.00		Selling Agent Commission to Real Agent LLC \$260,000.00 @ 3.0000% = \$7,800.00 - Real Agent LLC		
NEW LOAN CHARGES - Capfi Lending, LLC				
Total Loan Charges: \$2,257.73				
		Admin Fee to Capfi Lending, LLC	795.00	
			500.00	
		Credit Report to Capfi Lending, LLC	41.00	
		Prepaid Interest to Capfi Lending, LLC \$11.13 per day from 11/06/20 to 12/01/20 Capfi Lending, LLC	278.25	
		Homeowner's Insurance to Capfi Lending, LLC 3.000 Months at \$115.11 per Month	345.33	
		Property Taxes to Capfi Lending, LLC 2.000 Months at \$206.62 per Month	413.24	
		Aggregate Adjustment to Capfi Lending, LLC		115.09
TITLE & ESCROW CHARGES				
		Title - eRecording Fee - FBO CSC e-Recording Services, Inc. to Austin Title Company	8.00	
425.00		Title - Escrow Fee to Austin Title Company	425.00	
		Title - Lender's Title Insurance to Austin Title Company	100.00	
		Not Yet Due and Payable Tax Amendment to Austin Title Company	5.00	
		Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association	2.00	
		T-17 Planned Unit Development to Austin Title	25.00	

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
			TITLE & ESCROW CHARGES
			Company
		50.00	T-19 Restrictions, Encroachments, Minerals Endorsement (Residential Mtg) - 2014 to Austin Title Company
		0.00	T-19.2 Minerals and Surface Damage Loan Policy Endorsement (Eff. 11/1/09) to Austin Title Company
		20.00	T-30 Amendment of Tax Exception (T-30, T-3 or deletion) to Austin Title Company
		25.00	T-36 Environmental Protection Lien Endorsement to Austin Title Company
43.00			Title - Tax Cert to Texas Tax Company
1,675.00			Title - Owner's Title Insurance to Austin Title Company
2.00			Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association
		83.75	T-3 Amendment of Survey Exception for T-1R (T-3 or Deletion) to Austin Title Company
			Policies to be issued:
			Owners Policy
			Coverage: \$260,000.00 Premium: \$1,675.00
			Version: Texas Residential Owner Policy of Title Insurance One- To-Four Family Residences (T-1R) - 2014
			Loan Policy
			Coverage: \$130,000.00 Premium: \$100.00
			Version: Loan Policy of Title Insurance (T-2) - 2014
			GOVERNMENT CHARGES
		122.00	Recording Fees to Austin Title Company
			HOA CHARGES
100.00		100.00	HOA Transfer Fee to Preferred Association Management Company
			MISCELLANEOUS CHARGES
150.00		350.00	Doc Prep Fee to Shanks & Associates, P.C.
		1,381.33	Homeowner's Insurance Premium to Allstate
2,479.45			2020 Taxes Paid to Williamson CO Tax Office
500.00			Home Warranty to Landmark Home Warranty
			Realtor Credit
		2,600.00	
20,324.45	260,425.27	265,495.17	Subtotals
			Balance Due FROM Borrower
		129,630.08	
240,100.82			Balance Due TO Seller
260,425.27	260,425.27	265,495.17	TOTALS