

**PROPERTY OWNER'S CLAIM FOR PAYMENT
INCIDENTAL EXPENSES OF PURCHASE OF REPLACEMENT DWELLING**

1. Name of Claimant(s) Travis L. Betak and Jennifer L. Betak	Parcel No.: 95	County: Williamson Project: A-1 SE Loop						
2. Occupancy of County-Acquired Property: From (Date): 2011 To (Date):	3. Controlling Dates a. First Offer in Negotiations	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Mo.</th> <th style="width: 33%;">Day</th> <th style="width: 33%;">Yr.</th> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">09</td> <td style="text-align: center;">2021</td> </tr> </table>	Mo.	Day	Yr.	02	09	2021
Mo.	Day	Yr.						
02	09	2021						
4. Address of Replacement Property: 1132 Indian Pass Salado, Texas 78571	b. Property Acquired by County	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Mo.</th> <th style="width: 33%;">Day</th> <th style="width: 33%;">Yr.</th> </tr> <tr> <td style="text-align: center;">06</td> <td style="text-align: center;">30</td> <td style="text-align: center;">2021</td> </tr> </table>	Mo.	Day	Yr.	06	30	2021
	Mo.	Day	Yr.					
	06	30	2021					
c. Replacement Property Acquired	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Mo.</th> <th style="width: 33%;">Day</th> <th style="width: 33%;">Yr.</th> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">21</td> <td style="text-align: center;">2021</td> </tr> </table>	Mo.	Day	Yr.	04	21	2021	
Mo.	Day	Yr.						
04	21	2021						
d. Occupancy of Replacement Property	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Mo.</th> <th style="width: 33%;">Day</th> <th style="width: 33%;">Yr.</th> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">21</td> <td style="text-align: center;">2021</td> </tr> </table>	Mo.	Day	Yr.	04	21	2021	
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04	21	2021						

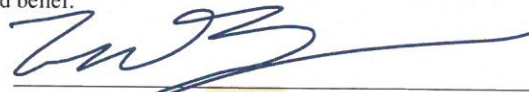
5. Expenses (List below each item included in claim - attach receipts or closing documents to support each cost.)

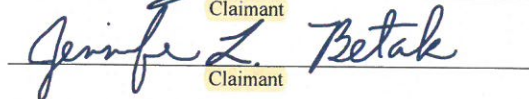
Item	Amount
Loan Processing Fee (fixed fee)	\$570.00
Loan Underwriting Fee (fixed fee)	\$545.00
Appraisal Fee	\$2,500.00
Credit Report	\$108.60
Document Review	\$225.00
Flood Certification	\$11.50
Fraud Management Fee	\$18.00
Tax Service	\$78.00
E-File Fees	\$8.66
Title Endorsements	\$268.40
Guaranty Fee	\$2.00
Lender Title Insurance (lenders policy based off the current loan amount remaining at the displacement dwelling)	\$1,103.00
Title Settlement Fee	\$400.00
Title Courier Fee	\$25.50
Recording Fee	\$88.00

Total \$5,951.66

6. Payment of this claim in the amount shown in Block 5 above is requested. I certify these incidental expenses were necessary in the purchase of my replacement dwelling and that I have not and will not accept reimbursement or payment from any other source for these expenses. I further certify that all information shown above is true and correct, and that the replacement dwelling I now occupy meets the standards of decent, safe and sanitary housing to the best of my knowledge and belief.

6/28/2021
Date of Claim



Claimant


Claimant

Spaces Below to be Completed by Williamson County

7. The dwelling at the address under Block 4 above has been inspected and in my opinion meets the standards for decent, safe and sanitary housing.

7-2-2021

Date of Inspection



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.

Amount of \$ 5,951.66

7-7-2021

Date



Relocation Agent

Date

Williamson County Judge

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 4/21/2021
Closing Date 4/21/2021
Disbursement Date 4/21/2021
Settlement Agent Longhorn Title company
File # 21060909
Property 1132 Indian Pass
Salado, TX 76571
Sale Price \$845,000

Transaction Information

Borrower Travis Betak and Jennifer Betak
6601 County Road 101
Taylor, TX 76574
Seller Joy Lavale Beller Reavis
1132 Indian Pass
Salado, TX 76571
Lender Prosperity Bank

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
Loan ID # 202134016
MIC #

Loan Terms

Loan Amount	\$676,000	Can this amount increase after closing?
Interest Rate	3.125 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,895.82	NO
Prepayment Penalty		Does the loan have these features? NO
Balloon Payment		NO

Projected Payments

Payment Calculation	Years 1-30	
Principal & Interest		\$2,895.82
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	0
Estimated Total Monthly Payment		\$2,895.82
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,208.52 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues In escrow? NO NO NO <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>

Costs at Closing

Closing Costs	\$13,415.46	Includes \$8,628.66 in Loan Costs + \$4,786.80 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$165,835.25	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$1,115.00				
01 % of Loan Amount (Points)						
02 Processing Fees		\$570.00				
03 Underwriting Fees		\$545.00				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$2,941.10				
01 Appraisal Fee	to Merit Appraisal	\$1,800.00	\$700.00			
02 Credit Report	to Partners Credit	\$108.60				
03 Document Review	to Black, Mann, & Graham	\$225.00				
04 Flood Certification	to ServiceLink National Flood	\$11.50				
05 Fraud Manager Fee	to CoreLogic	\$18.00				
06 Tax Service	to Accumatch	\$78.00				
07						
08						
09						
10						
C. Services Borrower Did Shop For		\$4,572.56				
01 Title - E-File Fees	to Longhorn Title Company, Inc	\$8.66				
02 Title - Endorsements	to Longhorn Title Company, Inc	\$268.40				
03 Title - Guaranty Fee	to TTIGA	\$2.00				
04 Title - Lender's Title Insurance	to Longhorn Title company	\$3,868.00				
05 Title - Settlement Fee	to Longhorn Title Company, Inc	\$400.00				
06 Title - Title Courier Fee	to Longhorn Title Company, Inc	\$25.50				
07						
08						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$8,628.66				
Loan Costs Subtotals (A + B + C)		\$7,928.66	\$700.00			
Other Costs						
E. Taxes and Other Government Fees		\$88.00				
01 Recording Fees	Deed: \$26.00 Mortgage: \$62.00	\$88.00				
02						
F. Prepays		\$4,348.81				
01 Homeowner's Insurance Premium (12 mo.) to Texas Farm Bureau		\$3,762.00				
02 Mortgage Insurance Premium (mo.)						
03 Prepaid Interest (\$58.6806 per day from 4/21/21 to 5/1/21)		\$586.81				
04 Property Taxes (mo.)						
05						
G. Initial Escrow Payment at Closing						
01 Homeowner's Insurance	per month for mo.					
02 Mortgage Insurance	per month for mo.					
03 Property Taxes	per month for mo.					
04						
05						
06						
07						
08 Aggregate Adjustment		\$0.00				
H. Other		\$349.99				
01 Home Warranty	to Select Home Warranty	\$349.99				
02 Real Estate Commission	to Keller Williams Lone Star			\$25,350.00		
03 Real Estate Commission	to Cornerstone Real Estate, Inc.			\$25,350.00		
04						
05						
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$4,786.80				
Other Costs Subtotals (E + F + G + H)		\$4,786.80				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$13,415.46				
Closing Costs Subtotals (D + I)		\$12,715.46	\$700.00	\$50,700.00		
Lender Credits						



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$11,502.00	\$13,415.46	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$700.00	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$169,000.00	\$169,000.00	NO
Deposit	-\$8,250.00	-\$8,550.00	YES · You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$500.00	YES · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	\$0	-\$6,830.21	YES · See details in Section K and Section L.
Cash to Close	\$172,252.00	\$165,835.25	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$857,857.42
01 Sale Price of Property	\$845,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$12,715.46
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11 HOA DUES pd by Seller 04/22/21 - 12/31/21	\$141.96
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$692,022.17
01 Deposit	\$8,550.00
02 Loan Amount	\$676,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$500.00
Other Credits	
06	
07	
Adjustments	
08 Title Policy Adjustment	\$3,768.00
09 Option Fee	
10 Gift Funds	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 01/01/21 to 04/21/21	\$3,204.17
13 County Taxes to	
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$857,857.42
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$692,022.17
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$165,835.25

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$845,000.00
01 Sale Price of Property	\$845,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$51,200.00
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$50,700.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	\$500.00
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	\$845,000.00
Total Due from Seller at Closing (N)	-\$51,200.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$793,800.00





PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

2-12-18



1. **PARTIES:** The parties to this contract are Joy Lavale Beller Reavis, Joseph Reavis
 (Seller) and Travis L. Betak, Jennifer L. Betak (Buyer).
 Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** The land, improvements and accessories are collectively referred to as the "Property".
 - A. **LAND:** Lot 0205 Block acres 4.65, HIDDEN SPRINGS SECTION TWO
 Addition, City of Salado, County of Bell,
 Texas, known as 1132 Indian Pass 76571
 (address/zip code), or as described on attached exhibit.
 - B. **IMPROVEMENTS:** The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.
 - C. **ACCESSORIES:** The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories.
 - D. **EXCLUSIONS:** The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: _____
 - E. **RESERVATIONS:** Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.
3. **SALES PRICE:**

A. Cash portion of Sales Price payable by Buyer at closing	\$ 169,000.00
B. Sum of all financing described in the attached: <input checked="" type="checkbox"/> Third Party Financing Addendum,	\$ 676,000.00
<input type="checkbox"/> Loan Assumption Addendum, <input type="checkbox"/> Seller Financing Addendum	\$ 500,000.00
C. Sales Price (Sum of A and B)	\$ <u>845,000.00</u>
4. **LICENSE HOLDER DISCLOSURE:** Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____
5. **EARNEST MONEY:** Within 3 days after the Effective Date, Buyer must deliver \$ 8,250.00 as earnest money to Longhorn Title Co, as escrow agent, at Georgetown Tx (address). Buyer shall deliver additional earnest money of \$ _____ to escrow agent within _____ days after the Effective Date of this contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. Time is of the essence for this paragraph.
6. **TITLE POLICY AND SURVEY:**
 - A. **TITLE POLICY:** Seller shall furnish to Buyer at ☒ Seller's ☐ Buyer's expense an owner policy of title insurance (Title Policy) issued by Longhorn Title Co (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
 - (1) Restrictive covenants common to the platted subdivision in which the Property is located.
 - (2) The standard printed exception for standby fees, taxes and assessments.

TXR 1601 Initialed for Identification by Buyer [Signature] and Seller [Signature] TREC NO. 20-14

CERTIFICATION OF ELIGIBILITY

PROJECT: SE Loop

Parcel: 95

Displacee: Travis L. Betak and Jennifer Betak

Individuals, Families and Unincorporated Businesses or Farming Operations

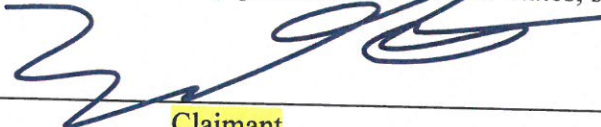
I certify that myself and any other party(ies) with a financial interest in this relocation assistance claim are either:

☒ Citizens or Nationals of the United States

or

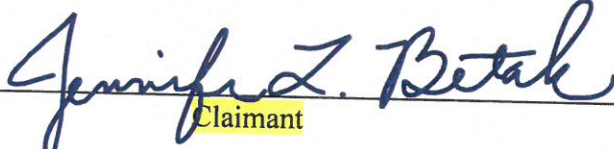
☐ Aliens lawfully present in the United States

* If an Alien lawfully present in the United States, supporting documentation will be required.



Claimant

Date: 7/12/2021



Claimant

Date: 7/12/2021

Incorporated Business, Farm or Nonprofit Organizations

I certify that I have signature authority for this entity and such entity is lawfully incorporated under the applicable state's laws and authorized to conduct business within the United States.

N/A

Claimant

Date: