

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

1. Name of Claimant(s) Fidel G. Loza	Parcel No.: Park ROW CSJ: N/A	County: Williamson Project No.: N/A																												
2. Occupancy of State-Acquired Property: From (Date): 1984 To (Date): 4/30/2021	3. Controlling Dates a. First Offer in Negotiations	Mo. Day Yr. 06 09 2021																												
4. Address of Replacement Property: 7725 Ranch Road 1869, Liberty Hill, TX 78642	b. Property Acquired by State	07 29 2021																												
	c. Replacement Property Acquired	07 29 2021																												
	d. Occupancy of Replacement Property	To Be Determined																												
5. Expenses (List below each item included in claim - attach receipts or closing documents to support each cost.) <table style="width:100%; margin-top: 5px;"> <thead> <tr> <th style="text-align: left;">Item</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr><td>Title Insurance</td><td style="text-align: right;">\$3,335.00</td></tr> <tr><td>State of Texas Policy Guaranty Fee</td><td style="text-align: right;">\$ 2.00</td></tr> <tr><td>Escrow Fee</td><td style="text-align: right;">\$400.00</td></tr> <tr><td>Courier Fee</td><td style="text-align: right;">\$30.00</td></tr> <tr><td>E-Recording</td><td style="text-align: right;">\$3.00</td></tr> <tr><td>Recording Fees</td><td style="text-align: right;">\$41.00</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$3,811.00</td> </tr> </tbody> </table>			Item	Amount	Title Insurance	\$3,335.00	State of Texas Policy Guaranty Fee	\$ 2.00	Escrow Fee	\$400.00	Courier Fee	\$30.00	E-Recording	\$3.00	Recording Fees	\$41.00		\$		\$		\$		\$		\$		\$	Total	\$3,811.00
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Total	\$3,811.00																													
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. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 40%;"> <p>7/30/2021</p> <p>_____ Date of Claim</p> </div> <div style="width: 55%; text-align: right;"> <p>DocuSigned by: Claimant</p> <p><i>Fidel Loza Sr</i></p> <p>_____ Claimant</p> </div> </div>																														
Spaces Below to be Completed by State																														
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. <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p>7/6/2021</p> <p>_____ Date of Inspection</p> </div> <div style="width: 50%; text-align: right;"> <p><i>Sannie Miller</i></p> <p>_____ Inspected By - Signature</p> </div> </div>																														
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. Date: _____ By: _____ <div style="text-align: right;">Right of Way Manager – Williamson County</div>																														





Memo

Date: August 4, 2021

Project: Liberty Hill Bypass

To: Don Childs, Lisa Dworaczyk, - Sheets & Crossfield, P.C.

From: Daniel Shaw

Subject: Fidel Loza - Replacement Housing Supplement Payment Request

Please find the Incidental Closing Cost Payment Request Package. Enclosed are the following documents:

- W-9
- Copy of the Certification of Eligibility
- ROW Form R-118 – Property Owner's Claim for Payment Incidental Expenses of Purchase of Replacement Dwelling
- HUD Closing Statement
- ROW R-96 Relocation Advisory Assistance

Should any additional information be needed to process this request, please contact Laurie Miller at 512-413-4012 or by email at lmiller@pinnaclegroup.biz.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Shaw", is enclosed in a thin black rectangular border.

Daniel Shaw, R/RAC, R/W-NAC
Project Manager

Enclosures

CERTIFICATION OF ELIGIBILITY

ROW CSJ: *N/A*
Parcel: *Park*
Displacee: *Fidel Loza*

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.

Fidel Loza
Claimant

Date: *06-25-21*

Claimant

Date:

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.

Claimant

Date:

B. Type of Loan

1. ☐ FHA

2. ☐ FmHA

3. ☐ Conv Unins

4. ☐ VA

5. ☐ Conv Ins.

6. ☐ Seller Finance

7. ☒ Cash Sale.

6. File Number

2008363-LND

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower

Fidel Garcia Loza
7725 Ranch Road 1869
Liberty Hill, TX 78642

E. Name & Address of Seller

Billy K Talley and Ara Lela Talley
7725 RR 1869
Liberty Hill, TX 78642

F. Name & Address of Lender

G. Property Location

3.112 Acres, Burleson, R Survey, No. 52, Williamson County
7725 Ranch Road 1869
Liberty Hill, TX 78642

H. Settlement Agent Name

Independence Title
5900 Shepherd Mountain Cove, Bldg 2, Ste. 200
Austin, TX 78730 Tax ID: 20-8050955
Underwritten By: First American Title Guaranty Company

Place of Settlement

Independence Title
1789 South Bagdad Road, Suite 101
Leander, TX 78641

I. Settlement Date

7/29/2021
Fund: 7/29/2021

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price

\$575,000.00

102. Personal Property

103. Settlement Charges to borrower

\$3,811.00

104.

105.

Adjustments for items paid by seller in advance

106. Property taxes

107. City property taxes

108. County property taxes

109. School property taxes

110. HOA Dues

111. MUD Taxes

112.

113.

114.

115.

116.

120. Gross Amount Due From Borrower

\$578,811.00

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. Loan Amount 2nd Lien

205.

206. Funds from WILCO

\$230,000.00

207.

208.

209.

Adjustments for items unpaid by seller

210. Property taxes

01/01/21 thru 07/29/21

\$3,831.58

211. City property taxes

212. County property taxes

213. School property taxes

214. HOA Dues

215. MUD Taxes

216.

217.

218.

219.

220. Total Paid By/For Borrower

\$233,831.58

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)

\$578,811.00

302. Less amounts paid by/for borrower (line 220)

\$233,831.58

303. Cash From Borrower

\$344,979.42

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price

\$575,000.00

402. Personal Property

403.

404.

405.

Adjustments for items paid by seller in advance

406. Property taxes

407. City property taxes

408. County property taxes

409. School property taxes

410. HOA Dues

411. MUD Taxes

412.

413.

414.

415.

416.

420. Gross Amount Due to Seller

\$575,000.00

500. Reductions in Amount Due to Seller

501. Excess Deposit

502. Settlement Charges to Seller (line 1400)

\$35,207.30

503. Existing Loan(s) Taken Subject to

504. Payoff to PennyMac

to PennyMac

\$273,597.63

505. Payoff to

to

506.

507.

508.

509.

Adjustments for items unpaid by seller

510. Property taxes

01/01/21 thru 07/29/21

\$3,831.58

511. City property taxes

512. County property taxes

513. School property taxes

514. HOA Dues

515. MUD Taxes

516.

517.

518.

519.

520. Total Reduction Amount Due Seller

\$312,636.51

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)

\$575,000.00

602. Less reductions in amt. due seller (line 520)

\$312,636.51

603. Cash To Seller

\$262,363.49

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

• HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;

• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;

• Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour 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.

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.

The information requested does not lend itself to confidentiality.

Previous Editions are Obsolete

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form HUD-1 (3/86)
Handbook 4305.2

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price			\$575,000.00	@6 % = \$34,500.00	Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's	Seller's
701. \$17,250.00	to	Mallach and Company			Funds at	Funds at
702. \$17,250.00	to	Z&R Realty			Settlement	Settlement
703. Commission Paid at Settlement					\$0.00	\$34,500.00
704. The following persons, firms or	to	Karen Criddle				
705. corporations received a portion	to	Agent Operations				
706. of the real estate commission amount	to	Aracelis Gray				
707. shown above:	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		to				
807. Underwriting Fee		to				
808. Flood Cert Fee		to				
809. Processing Fee		to				
810. Tax Services		to				
900. Items Required by Lender To Be Paid in Advance						
901. Interest from	7/29/2021	to	8/1/2021	@ \$0/day		
902. Mortgage Insurance Premium for	months	to				
903. Hazard Insurance Premium for	years	to				
904. 2nd Lien Interest		to				
1000. Reserves Deposited With Lender						
1001. Hazard insurance	months @		per month		\$0.00	
1002. Mortgage insurance	months @		per month		\$0.00	
1003. Property Taxes	months @		per month		\$0.00	
1004. City Property Taxes	months @		per month		\$0.00	
1005. County Property taxes	months @		per month		\$0.00	
1006. School Property Taxes	months @		per month		\$0.00	
1007. MUD Taxes	months @		per month		\$0.00	
1008. HOA Dues	months @		per month		\$0.00	
1011. Aggregate Adjustment						
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	McLean & Howard, LLP				\$175.00
1106. Notary fees	to					
1107. Attorney's fees	to					
(includes above items numbers:)						
1108. Title insurance	to	Independence Title Co.			\$3,335.00	
(includes above items numbers:)						
1109. Lender's coverage	\$0.00/\$0.00					
1110. Owner's coverage	\$575,000.00/\$3,335.00					
1111. State of Texas Policy Guaranty Fee	to	Texas Title Insurance Guaranty Association			\$2.00	\$0.00
1112. Escrow Fee	to	Independence Title Co.			\$400.00	\$400.00
1113. Courier Fee	to	Independence Title Co.			\$30.00	\$45.00
1114. e-Recording	to	Independence Title Co.			\$3.00	\$3.00
1200. Government Recording and Transfer Charges						
1201. Recording Fees	Deed \$41.00 ; Mortgage ; Rel \$41.00	to Independence Title Co.			\$41.00	\$41.00
1202. City/county tax/stamps	Deed ; Mortgage	to				
1203. State tax/stamps	Deed ; Mortgage	to				
1204.	to					
1300. Additional Settlement Charges						
1301. Survey	to	Using Existing Survey				
1302. Pest Inspection	to					
1303. HOA Transfer Fee	to					
1304. Reimburse Fees	to					
1305. Property Taxes	to					
1306. Tax Certificate	to	Texas Rcal Tax Services, Ltd.				\$43.30
1307. MUD Certificate	to	Texas Real Tax, Inc.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$3,811.00	\$35,207.30

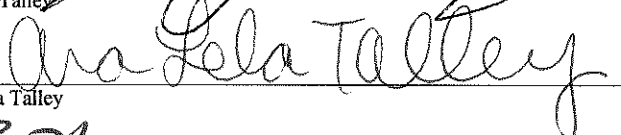
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

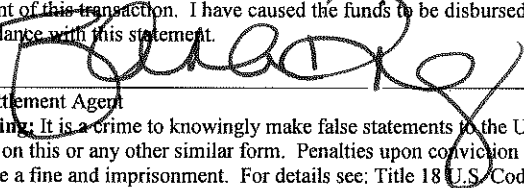

Fidel Garcia Loza


Billy K. Talley

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.


Ara Lela Talley


Settlement Agent


Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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form HUD-1 (3/86)
Handbook 4305.2

Fidel Garcia Loza
Fidel Garcia Loza

Billy K Talley
Billy K Talley

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Ara Lee Talley
Ara Lee Talley

Fidel Garcia Loza 7.29.21
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



RELOCATION ADVISORY ASSISTANCE - PARCEL RECORD

Use Separate Form for Each Displaced Family Unit or Business/Farm/Non-Profit (Print or Type All Information)				
Displacee's Name (Include Spouse's Name): Fidel Loza		ROW CSJ: N/A Parcel No: Park	County: Williamson Project No.: N/A	
Original Address (Place of Displacement): 929 Stubberfield Lan Liberty Hill, TX 78642		New Address: 7725 RR 1869 Liberty Hill, TX		
Phone No.: 512-413-9138 Site or Apt. No.:		Phone No.: Site or Apt. No.:		
Gender: <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	ADA Considerations / Special Needs No	Ethnic Code: <input type="checkbox"/> White <input checked="" type="checkbox"/> Hispanic <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Black <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other		
Fee Interest Before Displacement: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant		Fee Interest After Relocation: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant		
Existing Lease		Replacement Lease		
Date Signed: N/A		Date Signed: N/A		
Duration: N/A		Duration: N/A		
Lease Amount \$: N/A		Lease Amount \$: N/A		
Utilities included? <input type="checkbox"/> Yes <input type="checkbox"/> No		Utilities included? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Business, Farm or Nonprofit Organization				
Type of Activity: N/A		<input type="checkbox"/> Continued <input type="checkbox"/> Terminated		
Last two years income: Year 1: \$		Year 2: \$		
Residential Displacements				
Type of Property (Single Detached, Multi-Family, etc.) Single Family Residence		Number of Persons Actually Living in Dwelling: 1		
Age/Sex/Relationship of Other Household Occupants:				
Total Number of Rooms in Subject: 5	Number of Bedrooms: 2	Number of Bathrooms: 2	Number of Rooms Occupied: 5	Living Space (Sq. ft.): 1245
Displacee Income:				
1. Occupation (Where & What): Retired		3. Other sources of eligible income: N/A		
2. Gross Last 12 Months: \$		4. Welfare (Source & Amounts): N/A		
The information contained within this form is being collected to allow the Agency to provide the best possible advisory services and to help identify all possible relocation benefits the displacee(s) is/are eligible for. By signing below I certify, to the best of my knowledge, that all the foregoing information is current and accurate and that no information has been withheld or omitted.				
Displacee Signature: Fidel G. Loza		Date: 09-25-21		
Displacee Name (printed): Fidel G. Loza		Title: Property Owner		
Relocation Agent Use Only				
Reason displacee verification not included:			Date move plan received/approved:	
Relocation Agents' Signature: Laurie Miller			Date: 9-25-21	
Relocation Agents' Name (printed): Laurie Miller				
The Texas Department of Transportation maintains the information collected through this form. With few exceptions, you are entitled on request to be informed about the information that we collect about you. Under Sections 552.021 and 552.023 of the Government Code, you also are entitled to receive and review this information. Under Section 559.004 of the Government Code, you are also entitled to have us correct information about you that is incorrect.				

Relocation Agent Use Only (continued)			
Date of Occupancy: 4/1/2016	Date Required to Move:	Actual Date of Move:	Distance of Move:
Date Notified of Availability of Relocation Payments and Assistance (Services): 6/25/2021			
Date Displacee Offered Assistance in Locating Replacement Housing or Operating Facility: 6/25/2021			
Name of Other Agencies Assisting in Relocation: N/A			
Date of 90 day notice: June 29, 2021		Method used to determine eligibility: 180 Day Owner	
Date of 30 day notice:		Date of initiation of negotiations: June 9, 2021	
Method used to verify income:		Translator needed?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Language of displacee: English	
<p>Date and Substance of Follow-up Contacts (Use extra pages if necessary):</p> <p>6/25/21 - Met with Mr. Loza along with Deborah Everett, Acquisition Agent, Mr. Loza's daughter, son and daughter in law and his real estate agent Ary Gray. I went over the relocation benefits, explained how the supplement comes about and has to be approved before they make an offer on any home. We discussed moving options and Mr. Loza has decided to use a commercial mover. I believe this meeting went well. It really helped that the real estate agent was there because she really could Mr. Loza to listen to her so that we made sure Mr. Loza and his family understood everything that was being explained.</p> <p>6/26/21 - 7/6/21 - I have been talking with Ary Gray, Mr. Lozas real estate agent about a house that Mr. Loza is wanting to put a contract on. The contract has been completed and I have received a copy. The sellers are wanting a quick closing, so we are trying to make that happen.</p> <p>7/15/21 - Contacted commercial movers to give quotes. Talked with Mr. Loza to get the OK to have the commercial movers contact him directly, he said that was fine.</p> <p>7/28/21 - Met with Mr. Loza for signatures on his relocation housing supplement check to sign over to title company and sign direct payment to vendors forms for the commercial movers to get them approved for his move to replacement home.</p> <p>8/3/2021 - Called Mr. Loza to talk about his carport because he had not retained it at closing and the commercial mover had it on his inventory list. Mr. Loza said he did not know that he could not take his carport. I told Mr. Loza that I would find out if it was too late to retain the carport. I later called Mr. Loza back to see if it was ok to come out and take photos of the carport at the county's request, he said OK. I met Mr. Loza outside of his home and he showed me where the car port was and where it was laying after he had paid 2 guys to dismantle it. I told Mr. Loza that I would get back to him as soon as we get an answer from the commissioner, he said OK. I later received the answer from the commissioner and that he could retain the carport for 1% of what he was paid for the carport, so it would be \$1,000.00 and then he could take whatever he wanted on the outside of his home. Mr. Loza said OK, I will pay the \$1,000.00. I told Mr. Loza know that I will let the county know and get back with him.</p> <p>8/4/2021 - I contacted Mr. Loza to find out exactly what he wanted to retain so that the county can prepare a Bill of Sale, he said he only wanted the carport, chicken coop and the shelter for his goats. I told him I would let the county know and that I would get back with him as soon as the Bill of Sale is ready. Mr. Loza asked me, since I am getting money back for my closing cost he asked if they county could just take the money out of there. I told him I was not sure but I would find out.</p>			