

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

1. Name of Claimant(s) Rhina Palazuelos	Parcel No.: 13	County: Williamson		
2. Occupancy of County-Acquired Property: From (Date): 07-07-2016 To (Date): 08-28-2020	3. Controlling Dates	Mo.	Day	Yr.
4. Address of Replacement Property: 3424 Pauling Loop Round Rock, Texas 78665	a. First Offer in Negotiations	08	30	2019
	b. Property Acquired by County	08	20	2020
	c. Replacement Property Acquired	08	27	2020
	d. Occupancy of Replacement Property	08	28	2020


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

Item	Amount
HOA Service Fee (one time fee charged by HOA)	\$25.00
HOA Statement of Account Fee (one time fee charged by HOA)	\$175.00
HOA Transfer Fee (one time fee charged by HOA)	\$225.00
Recording Fee	\$41.00
Recording Fee	\$29.00
Courier Fee	\$35.00
Escrow Fee	\$300.00
T-19-1 Endorsement Fee	\$99.05
T-19-2 Endorsement Fee	\$50.00
Survey Coverage Fee	\$99.05
Survey Fee	\$487.13
E Record Fee	\$6.40

Total \$1,571.63

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.

10/29/2020
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.

9-30-2020
Date of Inspection


Inspected By - Signature

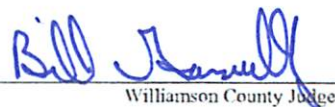
I certify that I have examined this claim and found it to conform to the applicable laws and regulations governing relocation assistance payments. I further certify the computation of the payment and the information shown herein is correct. This claim is recommended for payment.

Amount of \$ 1571.43

10-30-2020
Date


Relocation Agent

November 10, 2020
Date


Williamson County Judge

PURCHASER'S STATEMENT

DATE: 08/27/20 GF #: 114668-002112
 SALE FROM: Lennar Homes of Texas Sales and Marketing, Ltd. TO: Rhina Palazuelos
 PROPERTY: 3424 Pauling Loop, Round Rock, TX 78665

See attached Email

PURCHASE PRICE \$ 317,965.00

PLUS CHARGES

Prorations

HOA Service/Delivery Fee	from 08/27/20 to	\$ 25.00
HOA Statement of Account Fee	from 08/27/20 to	\$ 175.00
HOA Transfer Fee	from 08/27/20 to	\$ 225.00
HOA Dues - Prorated (06/01/2020- 05/31/2021)	from 08/27/20 to 01/01/21	\$ 124.92

ONE Time Fee to HOA

Filing Fees to County Clerk: Williamson County

Recording Fees	to CAL fbo Williamson County Clerk	\$ 41.00
Recording Fees	to CAL fbo Williamson County Clerk	\$ 29.00

Fees to CalAtlantic Title, Inc.

Buyer/Borrower Courier/Overnight/Delivery Fee	\$ 35.00
Escrow Fee	\$ 300.00
T-19-1 Rest, Encroach, Min (5%) Used when Proj	\$ 99.05
T-19-2 Minerals and Surface Damage Endorseme	\$ 50.00
Area & Boundary Survey Coverage (R-16R)/(5%)	\$ 99.05

Survey fee

Survey Fee	to Carlson, Brigrance, & Doering, Inc	\$ 487.13
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Buyer/Borrower E Record Fee to CAL fbo ERecordto POC by CAL fbo Simplifile	\$ 6.40
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Bullder Fee	to Lennar Homes of Texas Sales an	\$ 572.00
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TOTAL CHARGES \$ 2,268.55

GROSS AMOUNT DUE BY PURCHASER \$ 320,233.55

\$1571.63

LESS: CREDITS

Tax proration

County Taxes	from 01/01/20 to 08/27/20	\$ 755.00
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Deposit	\$ 2,000.00
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TOTAL CREDITS \$ 2,755.00

BALANCE DUE BY PURCHASER \$ 317,478.55

Buyer understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement.

Buyer understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct.

The undersigned hereby authorizes CalAtlantic Title, Inc. to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

By: Andrea Pasciak
 CalAtlantic Title, Inc.

[Signature]
 CLOSING OR ESCROW AGENT

Rhina Palazuelos

[Signature]

FORWARDING ADDRESS

Lennar Homes of Texas Sales and Marketing, Ltd.
13620 N. FM 620 Bldg B, Ste 150
Austin, TX 78717

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (together with the Riders and Addenda attached hereto and incorporated by reference herein, this "**Agreement**") is made and entered into as of the third day of January, 2020 by and between Lennar Homes of Texas Sales and Marketing, Ltd. ("**Seller**"), and Buyer(s) named below ("**Buyer**"):

BUYER(S): 1. Rhina Palazuelos 2. 3. 4. No Buyer Name Changes Will Be Permitted		Check Applicable: Married <input type="checkbox"/> Single <input type="checkbox"/> Male <input type="checkbox"/> Female <input checked="" type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/>
Buyer Address: 105 Dana Drive		
City: Hutto	State / Country: TX	Zip: 78634
By providing your telephone and fax numbers and your email address, you hereby consent to receiving telephonic, fax and email communications, including advertisements, made or sent by or on behalf of Seller and/or its affiliates.		
Home Telephone:		Facsimile Number:
Business Telephone:		E-mail Address: resru_pala@hotmail.com
Cellular Telephone: (956) 334-4642		

1. **Purchase and Sale.** Buyer agrees to buy and Seller agrees to sell to Buyer (on the terms and conditions set forth below) Model Cardwell constructed or to be constructed on the following described property:

Lot 60 of Block B Section/Phase T4/02 of Madsen 63's Subdivision/Plat of Williamson County, Texas (the "**County**").

Address: 3424 Pauling Loop Round Rock TX 78665

The above described property is sometimes referred to herein as the "**Homesite**." The Homesite and the residence and improvements constructed or to be constructed, including all appurtenances thereto, are sometimes collectively referred to in this Agreement as the "**Home**". The Home is located within the community known as Madsen 63 (the "**Community**").

2. **Purchase Price and Payments.** The total purchase price ("**Total Purchase Price**") for the Home, exclusive of any Closing Costs as described below, is \$318,315.00. Buyer (and not a third party) has made an earnest money deposit upon the signing of this Agreement (the "**Initial Deposit**") of \$2,000.00. Buyer shall make further payments to Seller, including but not limited to any "**Additional Deposit**" or "**Advanced Payment**" (consisting of non-refundable deposit(s) for options, extras, and upgrades) as set forth in the Purchase Price and Payment Addendum attached hereto and made a part hereof. The term "**Deposit**" shall include the Initial Deposit, Additional Deposit and Advanced Payment paid or to be paid.

2.1 All payments made by Buyer to Seller with respect to the Total Purchase Price (including but not limited to the Deposit) shall be paid to Seller for such purposes as Seller shall determine, and Seller shall not be required to maintain the payments in an escrow or trust account. Buyer shall have no right to interest upon the payments. If and to the extent such payments are deposited in any interest bearing account, then any interest on such payments shall inure to the benefit of Seller. At the time of Closing, the amount of the payments shall be credited to Buyer against the Total Purchase Price.

PROSPECTIVE BUYERS ARE ADVISED THAT THE DEPOSIT, DOWN PAYMENTS, AND OTHER ADVANCED MONEY WILL NOT BE PLACED IN A NEUTRAL ESCROW. THIS MONEY WILL BE PAID DIRECTLY TO SELLER AND MAY BE USED BY SELLER. THIS MEANS BUYER ASSUMES A RISK OF LOSING THE MONEY IF SELLER OR BUYER ARE UNABLE OR UNWILLING TO PERFORM UNDER THE TERMS OF THIS AGREEMENT.

3. **Financing.**

☐ **NO CONTINGENCY.** If this box is checked, this is a cash transaction and not contingent on financing. Buyer agrees to provide, within five (5) calendar days from the Buyer's execution of this Agreement, financial statements or other written verification of Buyer's ability to purchase the Home with cash. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Home with cash, then Seller may terminate this Agreement by refunding to Buyer any paid Deposit.

☒ **MORTGAGE CONTINGENCY.** If this box is checked, this Agreement is contingent on Buyer obtaining a loan commitment within thirty (30) days (the "**Mortgage Contingency Period**") for a first mortgage loan from Eagle Home Mortgage, LLC (an affiliate



Carlson, Brigrance & Doering, Inc.
Civil Engineering ❖ Surveying

August 27, 2020

Lennar Homes
Attn: Dawn Schweter
%North American Title Company
12301 Research Blvd., Building 4, #450
Austin, Texas 78759

Re: Madsen Ranch Phase 3
CBD Job Number: 4752-097
Invoice Number: S11503

Surveying effort to prepare a Title Survey of Lot 60, Block B.
3424 Pauling Loop, Round Rock, Texas

Lump Sum Fee:	\$450.00
8.25% Sales Tax:	<u>\$37.13</u>
Total:	\$487.13

TOTAL AMOUNT DUE THIS INVOICE:\$487.13

REPLACEMENT HOUSING INSPECTION

Name of Claimant: Rhina Palazuelos		Parcel No.: 13	County: Williamson
Address: 3424 Pauling Loop Round Rock, Texas 78665 Apt No.: Site No.:		Project: Corridor A-1 SE Loop	
Number of Displaced Persons in Family: 1		Purchase Price or Monthly Rent: \$317,965.00	
Replacement Dwelling			
House <input checked="" type="checkbox"/> Duplex <input type="checkbox"/>		Apartment <input type="checkbox"/> Sleeping Room <input type="checkbox"/>	
Mobile Home: Width: Length:		Other:	
Floor Space: sq. ft. No. Rooms:		No. Bedrooms: 3 No. Baths: 2	
Dwelling Inspection			
Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> 1. Meets all applicable building codes		Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> 6. Has Provisions for artificial lighting in each room	
<input checked="" type="checkbox"/> <input type="checkbox"/> 2. Has required potable water		<input checked="" type="checkbox"/> <input type="checkbox"/> 7. Is structurally sound, in good repair and adequately maintained	
<input checked="" type="checkbox"/> <input type="checkbox"/> 3. Has required kitchen facilities		<input checked="" type="checkbox"/> <input type="checkbox"/> 8. Has required safe means of egress	
<input checked="" type="checkbox"/> <input type="checkbox"/> 4. Has required heating system		<input checked="" type="checkbox"/> <input type="checkbox"/> 9. Has required habitable floor space	
<input checked="" type="checkbox"/> <input type="checkbox"/> 5. Has required bathroom facilities			
Comments: The dwelling at the address above has been inspected and in my opinion meets the standards for decent, safe and sanitary housing.			
<div style="font-size: 1.5em; font-family: cursive;">9-30-2020</div> Date of Inspection		<div style="font-size: 1.5em; font-family: cursive;">[Signature]</div> Inspected By - Signature	

CERTIFICATION OF ELIGIBILITY

SE Loop
Parcel: 13
Displacee: Rhina Palazuelos

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: 9-14-19

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: