





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 positioned above the typed name.

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:

A. Settlement Statement

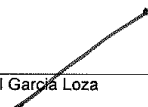
U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan				6. File Number 2008363-LND		7. Loan Number		8. Mortgage Ins Case Number			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> Cash Sale.											
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			I. Settlement Date 7/29/2021 Fund: 7/29/2021				
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction							
100. Gross Amount Due from Borrower				400. Gross Amount Due to Seller							
101. Contract Sales Price				\$575,000.00		401. Contract Sales Price				\$575,000.00	
102. Personal Property						402. Personal Property					
103. Settlement Charges to borrower				\$3,811.00		403.					
104.						404.					
105.						405.					
Adjustments for items paid by seller in advance						Adjustments for items paid by seller in advance					
106. Property taxes						406. Property taxes					
107. City property taxes						407. City property taxes					
108. County property taxes						408. County property taxes					
109. School property taxes						409. School property taxes					
110. HOA Dues						410. HOA Dues					
111. MUD Taxes						411. MUD Taxes					
112.						412.					
113.						413.					
114.						414.					
115.						415.					
116.						416.					
120. Gross Amount Due From Borrower				\$578,811.00		420. Gross Amount Due to Seller				\$575,000.00	
200. Amounts Paid By Or in Behalf Of Borrower						500. Reductions in Amount Due to Seller					
201. Deposit or earnest money						501. Excess Deposit					
202. Principal amount of new loan(s)						502. Settlement Charges to Seller (line 1400)				\$35,207.30	
203. Existing loan(s) taken subject to						503. Existing Loan(s) Taken Subject to					
204. Loan Amount 2nd Lien						504. Payoff to PennyMac to PennyMac				\$273,597.63	
205.						505. Payoff to to					
206. Funds from WILCO				\$230,000.00		506.					
207.						507.					
208.						508.					
209.						509.					
Adjustments for items unpaid by seller						Adjustments for items unpaid by seller					
210. Property taxes 01/01/21 thru 07/29/21				\$3,831.58		510. Property taxes 01/01/21 thru 07/29/21				\$3,831.58	
211. City property taxes						511. City property taxes					
212. County property taxes						512. County property taxes					
213. School property taxes						513. School property taxes					
214. HOA Dues						514. HOA Dues					
215. MUD Taxes						515. MUD Taxes					
216.						516.					
217.						517.					
218.						518.					
219.						519.					
220. Total Paid By/For Borrower				\$233,831.58		520. Total Reduction Amount Due Seller				\$312,636.51	
300. Cash At Settlement From/To Borrower						600. Cash At Settlement To/From Seller					
301. Gross Amount due from borrower (line 120)				\$578,811.00		601. Gross Amount due to seller (line 420)				\$575,000.00	
302. Less amounts paid by/for borrower (line 220)				\$233,831.58		602. Less reductions in amt. due seller (line 520)				\$312,636.51	
303. Cash From Borrower				\$344,979.42		603. Cash To Seller				\$262,363.49	
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <p>The information requested does not lend itself to confidentiality.</p>					

L. Settlement Charges					Paid From	Paid From
700. Total Sales/Broker's Commission based on price \$575,000.00 @6 % = \$34,500.00					Borrower's Funds at Settlement	Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. \$17,250.00 to Mallach and Company						
702. \$17,250.00 to Z&R Realty						
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 Real 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

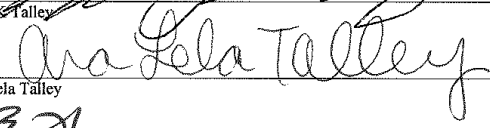
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this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

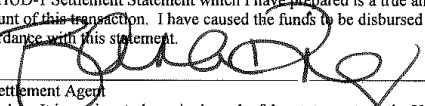

Fidel Garcia Loza


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.

Previous Editions are Obsolete

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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
Settlement Agent

7.29.21
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

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): <u>Fidel Loza</u>		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 type="checkbox"/> Black <input checked="" type="checkbox"/> Hispanic <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <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: <u>5</u>	Number of Bedrooms: <u>2</u>	Number of Bathrooms: <u>2</u>	Number of Rooms Occupied: <u>5</u>	Living Space (Sq. ft.): 1245	
Displacee Income:					
1. Occupation (Where & What): <u>Retired</u>		3. Other sources of eligible income: <u>N/A</u>			
2. Gross Last 12 Months: \$		4. Welfare (Source & Amounts): <u>N/A</u>			
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: <u>Fidel M. Loza</u>		Date: <u>08-25-21</u>			
Displacee Name (printed): <u>Fidel G. Loza</u>		Title: <u>Property Owner</u>			
Relocation Agent Use Only					
Reason displacee verification not included:				Date move plan received/approved:	
Relocation Agents' Signature: <u>Laurie Miller</u>				Date: <u>8-25-21</u>	
Relocation Agents' Name (printed): <u>Laurie Miller</u>					
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>			