

A. Settlement Statement**U.S. Department of Housing
and Urban Development**OMB Approval No. 2502-0265
(expires 11/30/2009)**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 0920133005	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other			

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 "(POC)" were paid outside the closing by either the: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS); they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Paula Coe

E. Name & Address of Seller: The Spring Valley Oaks Trust, Escape Houston

F. Name & Address of Lender:

G. Property Location: 1306 Spring Oaks Circle Houston, Texas 77055
Lot 4, Deepwell Subdivision, Harris County, Texas

H. Settlement Agent: Cynthia B. Cruz, 127-Stewart Title Company, 1980 Post Oak Blvd., Suite R2C, Houston, TX 77056, (713)627-1310
Place of Settlement: 1980 Post Oak Blvd., Suite R2C, Houston, TX 77056

I. Settlement Date: 1/12/2010

Proration Date: 1/12/2010

Disbursement Date: 1/12/2010

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	\$350,000.00	401. Contract sales price	\$350,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$5,000.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$355,000.00	420. Gross Amount Due to Seller	\$350,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$2,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$23,483.48
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to GMAC	\$320,667.30
205.		505. Payoff of second mortgage loan to Countrywide Asst	\$5,099.00
206. Option money	\$500.00	506. Option money	\$500.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214. all taxes 1/1/2010 to 1/12/2010	\$250.22	514. all taxes 1/1/2010 to 1/12/2010	\$250.22
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$3,250.22	520. Total Reduction Amount Due Seller	\$350,000.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$355,000.00	601. Gross amount due to seller (line 420)	\$350,000.00
302. Less amounts paid by/for borrower (line 220)	(\$3,250.22)	602. Less reductions in amount due seller (line 520)	(\$350,000.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$351,749.78	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00

L. Settlement Charges					
700.	Total Sales/Broker's Commission based on price \$350,000.00 @ 5.000000% = \$17,500.00			Paid From	Paid From
	Division of commission (line 700) as follows:			Borrower's	Seller's
701.	\$10,500.00 to Trend Setter Realty			Funds at	Funds at
702.	\$7,000.00 to Prudential Gary Greene,			Settlement	Settlement
703.	Commission paid at settlement \$17,500.00				\$17,500.00
704.					
800. Items Payable in Connection with Loan					
801.	Loan origination fee				
802.	Loan discount				
803.	Appraisal fee				
804.	Credit report				
805.	Lender's inspection fee				
806.	Mortgage insurance application fee				
807.	Assumption fee				
808.					
809.					
810.					
811.					
812.					
813.					
900. Items Required by Lender to Be Paid in Advance					
901.	Interest from				
902.	Mortgage insurance premium for				
903.	Hazard insurance premium for				
904.					
905.					
1000. Reserves Deposited with Lender					
1001.	Hazard insurance				
1002.	Mortgage insurance				
1003.	City property taxes				
1004.	County property taxes				
1005.	Annual assessments				
1006.					
1007.					
1008.					
1009.					
1100. Title Charges					
1101.	Settlement or closing fee				
1102.	Abstract or title search				
1103.	Title examination				
1104.	Title insurance binder				
1105.	Document preparation to Preforeclosure Specialist				\$825.00
1106.	Notary fees				
1107.	Attorney's fees to Morris, Lendias Hollrah & Snowden				\$200.00
	Includes above item numbers:				
1108.	Title Insurance to Stewart Title Company				\$2,178.00
	Includes above item numbers:				
1109.	Lender's coverage				
1110.	Owner's coverage \$350,000.00 \$2,178.00				
1111.	Escrow Fee to Stewart Title Company				\$500.00
1112.	Messenger fee to Stewart Title Company				\$100.00
1113.					
1200. Government Recording and Transfer Charges					
1201.	Recording fees: Deed \$28.00; Release \$28.00				\$56.00
1202.	City/county tax/stamps:				
1203.	State tax/stamps:				
1204.	Tax Certificate to Stewart Title Company				\$64.95
1205.					
1206.	State of Texas Policy GTY Fee to Stewart Title Policy Guaranty Fee				\$5.00
1300. Additional Settlement Charges					
1301.	Survey Existing				
1302.	Pest inspection				
1303.	Loss Mitigation to Preforeclosure Specialist			\$5,000.00	
1304.	2009 County taxes to Harris County tax 1061070000004				\$2,054.53
1305.					
1306.					
1307.					
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$5,000.00	\$23,483.48

CERTIFICATION: 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 copy of HUD-1 Settlement Statement. The settlement agent does not warrant or represent the accuracy of information provided by third parties, including that information provided on page 3 of this HUD form or POC items, and the parties hold harmless the settlement agent as to any inaccuracy of such matters.

Paula Coe

THE SPRING VALLEY OAKS TRUST, ESCAPE HOUSTON

Elizabeth Nguyen
Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Cynthia B. Cruz

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.