

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Unins	6. File Number 72508-6	7. Loan Number 7311103108	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

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 Elizabeth Nguyen 1715 Imperial Crown Houston, Texas 77043	E. Name & Address of Seller Richard Bryant 7311 Creek Crest Drive Houston, TX 77095	F. Name & Address of Lender Escapehouston 101 Convention Center Dr STE 700 Las Vegas, NV 89109
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G. Property Location Hearthstone, Block 14, Lot 10, Harris County 1715 Imperial Crown Houston, Texas 77043	H. Settlement Agent Name Esquire Title, LLC 3303 Louisiana, Suite 145 Houston, Texas 77006 Tax ID: 32-0165539 Place of Settlement Esquire Title, LLC 3303 Louisiana, Suite 145 Houston, Texas 77006	I. Settlement Date 12/16/2008 Fund: 12/19/2008
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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	\$100,000.00	401. Contract Sales Price	\$100,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$8,000.00	403.	
104.		404.	
105.		405.	

Adjustments for items paid by seller in advance Adjustments for items paid by seller in advance

106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. MUD Taxes		410. MUD Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	

120. Gross Amount Due From Borrower \$108,000.00 420. Gross Amount Due to Seller \$100,000.00

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)	\$80,00.00	502. Settlement Charges to Seller (line 1400)	\$9,400.00
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Commitment fee		504. Payoff to first Wilshire # 2769768	\$81,009.00
205.		505. Payoff to second Wilshire# 2769807	\$0.00
206. Option Fee		506.	
207.		507. Seller Contribution	\$3,000.00
208.		508.	
209.		509.	

Adjustments for items unpaid by seller Adjustments for items unpaid by seller

210. City property taxes		510. City property taxes	
211. County property taxes 01/01/08 thru 12/19/08	\$2,910.00	511. County property taxes 01/01/08 thru 12/19/08	\$2,910.00
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/08 thru 12/19/08	\$2,707.00	513. School property taxes 01/01/08 thru 12/19/08	\$2,707.00
214. MUD Taxes 01/01/08 thru 12/19/08	\$974.00	514. MUD Taxes 01/01/08 thru 12/19/08	\$974.00
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

220. Total Paid By/For Borrower \$86,591.00 520. Total Reduction Amount Due Seller \$100,000.00

300. Cash At Settlement From/To Borrower 600. Cash At Settlement To/From Seller

301. Gross Amount due from borrower (line 120)	\$108,000.00	601. Gross Amount due to seller (line 420)	\$100,000.00
302. Less amounts paid by/for borrower (line 220)	\$86,591.00	602. Less reductions in amt. due seller (line 520)	\$100,000.00
303. Cash From Borrower	\$21,409.00	603. Cash To Seller	\$0.00

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.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price			\$100,000.00	@5 % = \$5,000.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. \$2,500.00	to	Remax Advantage				
702. \$2,500.00	to	Century 21 Excel Realty				
703. Commission Paid at Settlement					\$0.00	\$5,000.00
704. The following persons, firms or	to	Preforeclosure Specialist, Loss Mitigation		Fee		\$1,500.00
705. corporation s received a portion	to					
706. of the real estate commission amount	to					
707. shown above:	to					
800. Items Payable in Connection with Loan						
801. Loan Origination Fee	%	to			\$1,000.00	
802. Loan Discount	%	to			\$3,000.00	
803. Appraisal Fee		to	Capstone Appraisal/ Carol Heidecker		\$350.00	
804. Broker Admin Fee		to	American One Finance		\$35.00	
805. Broker Processing Fee		to	American One Finance		\$795.00	
806. Underwriting Fee		to	American One Finance			
807. Broker Premium pd by lender		to	American One Finance POC (L)	\$1,301.50		
900. Items Required by Lender To Be Paid in Advance						
901. Interest from	12/1/2008	to	12/30/2008	@ \$/day	\$556.00	
902. Mortgage Insurance Premium for	months	to				
903. Hazard Insurance Premium for	1 years	to	Texas Fair Plan Association		\$1000.00	
1000. Reserves Deposited With Lender						
1001. Hazard insurance	months @		\$56.25	per month		
1002. Mortgage insurance	months @			per month		
1003. City property taxes	months @			per month		
1004. County property taxes	months @		\$74.39	per month		
1005. Annual assessments	months @			per month		
1006. School property taxes	months @		\$146.25	per month		
1007. MUD Taxes	months @		\$111.58	per month		
1008. HOA Dues	months @		\$29.24	per month		
1011. Aggregate Adjustment						
1100. Title Charges						
1101. Settlement or closing fee	to					
1102. Abstract or title search	to				\$200.00	
1103. Title examination	to					
1104. Title insurance binder	to				\$100.00	
1105. Document preparation	to	America's Wholesale Lender			\$225.00	\$275.00
1106. Notary fees	to				\$75.00	\$50.00
1107. Attorney's fees	to	Brown & Brown Law Firm, P.C.			\$175.00	\$175.00
(includes above items numbers:)				
1108. Title insurance	to	Esquire Title Company, L.L.C.				\$857.00
(includes above items numbers:)				
1109. Lender's coverage			\$100,000.00/\$246.85			
1110. Owner's coverage			\$100,000.00/\$875.00			
1111. Escrow fee	to	Brown & Brown Law Firm, P.C.			\$350.00	\$350.00
1112. Courier fee	to					
1113. Guaranty Fee	to	Texas Title Insurance Guaranty Association c/o Long, Burner, Parks, et.al.				\$100.00
1114. Tax deletion (MTP & BINDER ONL	to	Esquire Title Company, L.L.C.				
1115. T19 Res. Endorsement	to	Esquire Title Company, L.L.C.				
1116. Variable Rate Mortgage Loan	to	Esquire Title Company, L.L.C.				
1200. Government Recording and Transfer Charges						
1201. Recording Fees	Deed \$124.00		; Mortgage \$108.00	; Releases \$28.00	\$139.00	\$124.00
1202. City/county tax/stamps	Deed		; Mortgage	to 159.00		\$159.00
1203. State tax/stamps	Deed		; Mortgage	to 60.00		\$60.00
1204.	to					
1300. Additional Settlement Charges						
1301. Survey	to	Advance Surveying Inc.				\$350.00
1302. Pest Inspection	to					\$150.00
1303. Home Warranty	to	First American Home Buyers Protection				
1304.	to					
1305.	to					
1306.	to					
1307. HOA Transfer Fee	to					\$250.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$8,000.00	\$9,400.00

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.

Elizabeth Nguyen

Richard Bryant

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.

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.