

A. Settlement Statement

| | | | | | |
|--|---------------------------------------|--|----------------|----------------|-----------------------------|
| B. Type of Loan | | | | | |
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> Conv Unins | 6. File Number | 7. Loan Number | 8. Mortgage Ins Case Number |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv Ins. | 6. <input type="checkbox"/> Seller Finance | 1015472-COM | | |
| 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 City of Austin 2716 Spirit of Texas Dr Austin, TX 78719 | E. Name & Address of Seller Diane Flow Turner P. O. Box 708 Manor, TX 78653 | F. Name & Address of Lender |
|---|---|--|

| | | |
|---|---|--|
| G. Property Location 0.291 Acres, Delvalle, S Survey, No. 24, Travis County 2600 Shapard Lane Del Valle, TX | H. Settlement Agent Name Independence Title Company 9442 Capital of Texas Hwy Bldg. 2, Suite 200 Austin, TX 78759 Tax ID: Underwritten By: Old Republic National Title | I. Settlement Date 3/8/2011 Fund: |
| | Place of Settlement Independence Title Company 9442 Capital of TX Hwy, Bldg 2, Ste 200 Austin, TX 78759 | |

| | |
|---|---|
| J. Summary of Borrower's Transaction | K. Summary of Seller's Transaction |
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| | |
|--|--|
| 100. Gross Amount Due from Borrower | 400. Gross Amount Due to Seller |
| 101. Contract Sales Price | 401. Contract Sales Price |
| \$105,000.00 | \$105,000.00 |
| 102. Personal Property | 402. Personal Property |
| | |
| 103. Settlement Charges to borrower | 403. |
| \$1,215.80 | |
| 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. |
| | |

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|--|---------------------|--|---------------------|
| 120. Gross Amount Due From Borrower | \$106,215.80 | 420. Gross Amount Due to Seller | \$105,000.00 |
|--|---------------------|--|---------------------|

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|--|--|
| 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) |
| | |
| 203. Existing loan(s) taken subject to | 503. Existing Loan(s) Taken Subject to |
| | |
| 204. Loan Amount 2nd Lien | 504. 2011 Prorated Taxes |
| | \$791.47 |
| 205. | 505. Supplemental Taxes |
| | \$7,251.55 |
| 206. | 506. |
| | |
| 207. | 507. |
| | |
| 208. | 508. |
| | |
| 209. | 509. |
| | |

| | |
|---|---|
| Adjustments for items unpaid by seller | Adjustments for items unpaid by seller |
| 210. Property taxes | 510. Property taxes |
| | |
| 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 | \$0.00 | 520. Total Reduction Amount Due Seller | \$8,043.02 |
|--|---------------|---|-------------------|

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

| | | | |
|--|--------------|--|--------------|
| 301. Gross Amount due from borrower (line 120) | \$106,215.80 | 601. Gross Amount due to seller (line 420) | \$105,000.00 |
|--|--------------|--|--------------|

| | | | |
|---|--------|--|------------|
| 302. Less amounts paid by/for borrower (line 220) | \$0.00 | 602. Less reductions in amt. due seller (line 520) | \$8,043.02 |
|---|--------|--|------------|

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|--------------------------------|---------------------|----------------------------|--------------------|
| 303. Cash From Borrower | \$106,215.80 | 603. Cash To Seller | \$96,956.98 |
|--------------------------------|---------------------|----------------------------|--------------------|

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

| | | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|--|---|---------------------|---|---|
| 700. Total Sales/Broker's Commission based on price | \$105,000.00 | @ % = \$0.00 | | |
| Division of Commission (line 700) as follows: | | | | |
| 701. | to | | | |
| 702. | to | | | |
| 703. Commission Paid at Settlement | | | \$0.00 | \$0.00 |
| 704. The following persons, firms or | to | | | |
| 705. corporations 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 | | | |
| 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 3/8/2011 to 4/1/2011 @ \$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 | | |
| 1002. Mortgage insurance | months @ | per month | | |
| 1003. Property taxes | months @ | per month | | |
| 1004. City property taxes | months @ | per month | | |
| 1005. County property taxes | months @ | per month | | |
| 1006. School property taxes | months @ | per month | | |
| 1007. MUD Taxes | months @ | per month | | |
| 1008. HOA Dues | months @ | per month | | |
| 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 | | | |
| 1106. Notary fees | to | | | |
| 1107. Attorney's fees | to | | | |
| (includes above items numbers: | |) | | |
| 1108. Title insurance | to Independence Title Company | | \$870.00 | |
| (includes above items numbers: | |) | | |
| 1109. Lender's coverage | \$0.00/\$0.00 | | | |
| 1110. Owner's coverage | \$105,000.00/\$870.00 | | | |
| 1111. Escrow fee | to Independence Title Company | | \$250.00 | |
| 1112. State of Texas Policy Guaranty Fee | to Texas Title Insurance Guaranty Assoc | | \$5.00 | \$0.00 |
| 1113. Courier/Overnight Fees | to Independence Title Company | | | |
| 1114. e-Recording | to Independence Title Company | | | |
| 1200. Government Recording and Transfer Charges | | | | |
| 1201. Recording Fees Deed \$44.00 ; Mortgage ; Rel | to Independence Title Company | | \$44.00 | |
| 1202. City/county tax/stamps Deed ; Mortgage | to | | | |
| 1203. State tax/stamps Deed ; Mortgage | to | | | |
| 1204. Reimburse for Resale Certificate | to Independence Title Company | | | |
| 1205. E-Recording | to Independence Title Company | | \$3.50 | |
| 1300. Additional Settlement Charges | | | | |
| 1301. Survey | to | | | |
| 1302. Pest Inspection | to | | | |
| 1303. HOA Transfer Fee | to | | | |
| 1304. Home Warranty | to | | | |
| 1305. Property Taxes | to | | | |
| 1306. Tax Certificate | to Texas Real Tax Services, Ltd. | | \$43.30 | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | \$1,215.80 | |

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.

City of Austin

Diane Flow Turner
Diane Flow Turner

By: Alinda Ruby

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.

Diane Flow Turner 03/08/2011
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.