

B. Type of Loan				
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		6. File Number 18-1599	7. Loan Number	8. Mortgage Ins Case Number
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 TEMPLE CHILDRENS MUSEUM 2806 SLEEPY HOLLOW TEMPLE, TX 76502		E. Name & Address of Seller 1901 DEPOT, LLC, a Texas limited liability company 4601 ELF TRL BELTON , TX 76513 Tax ID: 81-3840468		F. Name & Address of Lender CASH ,
G. Property Location TEMPLE ORIG. TOWN, Block 034, Lot 13-16 PT12, Bell County 214 SOUTH 2ND STREET TEMPLE, TX 76502		H. Settlement Agent Name Monteith Abstract & Title Company, Inc. - Temple Branch 2010 Bird Creek Drive, Suite 102 Temple, TX 76502 Tax ID: 742044233		
		Place of Settlement Monteith Abstract & Title Company, Inc. - Temple Branch 2010 Bird Creek Drive, Suite 102 Temple, TX 76502		I. Settlement Date 4/19/2018 Fund: 4/19/2018
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	\$365,000.00	401. Contract Sales Price	\$365,000.00	
102. Personal Property		402. Personal Property		
103. Settlement Charges to borrower	\$5,914.51	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. Other taxes		411. Other taxes		
112.		412.		
113.		413.		
114.		414.		
115.		415.		
116.		416.		
120. Gross Amount Due From Borrower	\$370,914.51	420. Gross Amount Due to Seller	\$365,000.00	
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller		
201. Deposit or earnest money	\$5,000.00	501. Excess Deposit		
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$27,343.72	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to		
204. Commitment fee		504. Payoff of first mortgage loan	\$194,816.85	
205.		505. Payoff of second mortgage loan		
206.		506.		
207.		507.		
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 01/01/18 to 04/19/18	\$259.45	511. County property taxes 01/01/18 to 04/19/18	\$259.45	
212. Annual assessments		512. Annual assessments		
213. School property taxes		513. School property taxes		
214. MUD taxes		514. MUD taxes		
215. Other taxes		515. Other taxes		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid By/For Borrower	\$5,259.45	520. Total Reduction Amount Due Seller	\$222,420.02	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	\$370,914.51	601. Gross Amount due to seller (line 420)	\$365,000.00	
302. Less amounts paid by/for borrower (line 220)	\$5,259.45	602. Less reductions in amt. due seller (line 520)	\$222,420.02	
303. Cash From Borrower	\$365,655.06	603. Cash To Seller	\$142,579.98	
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.		
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L. Settlement Charges						
700. Total Sales/Broker's Commission based on price		\$365,000.00	@6 % = \$21,900.00		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. \$21,900.00	to	DB COMMERCIAL, LLC				
702.	to	DB COMMERCIAL, LLC				
703. Commission Paid at Settlement					\$0.00	\$21,900.00
704. The following persons, firms, or corp.		to				
705. received a portion of the real estate		to				
706. commission amount shown above:		to				
707. Marketing Fee		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. Assumption Fee		to				
900. Items Required by Lender To Be Paid in Advance						
901. Interest from 4/19/2018 to 5/1/2018 @ \$0/day						
902. Mortgage Insurance Premium for months		to				
903. Hazard Insurance Premium for years		to				
1000. Reserves Deposited With Lender						
1001. Hazard insurance		months @	per month			
1002. Mortgage insurance		months @	per month			
1003. City property taxes		months @	per month			
1004. County property taxes		months @	\$73.07 per month			
1005. Annual assessments		months @	per month			
1006. School property taxes		months @	per month			
1007. MUD taxes		months @	per month			
1008. Other taxes		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	HARRELL STOEBNER & RUSSELL PC			\$175.00
1106. Notary fees		to				
1107. Attorney's fees		to				
(includes above items numbers:)				
1108. Title insurance		to	Monteith Abstract & Title Company			\$2,343.00
(includes above items numbers:)				
1109. Lender's coverage		\$0.00/\$0.00 .				
1110. Owner's coverage		\$365,000.00/\$2,694.45				
1111. Escrow Services		to	Monteith Abstract & Title Company, Inc.			\$350.00 \$350.00
1112.		to				
1113. Tax Certificates		to	CENTAX SERVICES, LLC			\$39.51
1114. T-53 Chain of Title		to	Monteith Abstract & Title Company, Inc.			
1115. Guaranty Fee		to	Monteith Abstract & Title Company, Inc.			
1116. GARC Fee		to	Monteith Abstract & Title Company, Inc.			\$4.50
1117. Survey Amendment (OTP only)		to	Monteith Abstract & Title Company			\$351.45
1200. Government Recording and Transfer Charges						
1201. Recording fees		Deed \$19.00	; Mortgage	; Releases	\$19.00	
1202. City/county tax/stamps		Deed	; Mortgage	to		
1203. State tax/stamps		Deed	; Mortgage	to		
1204. E-Recording Fees		to	Monteith Abstract & Title Company, Inc.			\$4.26 \$4.26
1205. Resolution		to	MONTEITH ABSTRACT & TITLE COMPANY, INC.			\$11.00
1300. Additional Settlement Charges						
1301. Survey		to	All County Surveying, Inc.			\$541.25 \$2,165.00
1302. Pest Inspection		to				
1303. Home Warranty		to				
1304. Reimbursment of Earnest Money		to	BRUCE BATES			\$5,000.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$5,914.51	\$27,343.72

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.

TEMPLE CHILDRENS MUSEUM

1901 DEPOT, LLC, a Texas limited liability company

BY: SUSAN CHANDLER

ITS: PRESIDENT

BY: KEN EMERY

ITS: VICE PRESIDENT

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.

Seller's Taxpayer Identification Number Solicitation and Certification

You are required by law to provide the Settlement Agent named above with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. **Under Penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.**

Seller's Signature

Date