



## A. Settlement Statement (HUD-1)

### B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 1003930638
4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other	7. Loan Number: 1003053951
			8. Mortgage Insurance Case Number: 12227268

**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:** Thomas Andrew Putman, 5418 S. Ridgewood Court, #2W, Chicago, IL 60615

**E. Name & Address of Seller:** Gilbert Govella, Jr, 3515 Brandemere Drive, TX  
Chesney Govella

**F. Name & Address of Lender:** USAA Federal Savings Bank, 10750 McDermott Freeway, San Antonio, TX 78288, Loan: 1003053951

**G. Property Location:** 3515 Brandemere Drive Pearland, Texas 77584  
Lot 7, Block 4, Fairway Village @ Silverlake Subdivision, Phase 2, Section 2, Brazoria County, Texas

**H. Settlement Agent:** Tara L. Hobbs, 107-Stewart Title Company, 2251 CR 94, Suite 101, Pearland, TX 77584, (281)412-6900  
**Place of Settlement:** 2251 CR 94, Suite 101, Pearland, TX 77584

**I. Settlement Date:** 4/30/2010      **Proration Date:** 4/30/2010      **Disbursement Date:** 4/30/2010

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	\$187,000.00	401. Contract sales price	\$187,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$9,031.81	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments 4/30/2010 to 1/1/2011	\$390.90	408. Assessments 4/30/2010 to 1/1/2011	\$390.90
109. Maintenance		409. Maintenance	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$196,422.71</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$187,390.90</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	\$1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$167,000.00	502. Settlement charges to seller (line 1400)	\$9,175.95
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to Wells Fargo 5/17	\$124,927.10
205. Incentive Fee Credit from USAA Federal Savings Ba	\$100.00	505. Payoff of second mortgage loan	
206. Origination Fee Credit from USAA Federal Savings B	\$350.00	506.	
207. Option Fee	\$100.00	507. Option Fee	\$100.00
208. Seller Paid Owner's Title Policy	\$1,308.00	508. Seller Paid Owner's Title Policy	\$1,308.00
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes 1/1/2010 to 4/30/2010	\$1,069.34	511. County taxes 1/1/2010 to 4/30/2010	\$1,069.34
212. Assessments		512. Assessments	
213. School taxes		513. School taxes	
214. MUD taxes 1/1/2010 to 4/30/2010	\$382.72	514. MUD taxes 1/1/2010 to 4/30/2010	\$382.72
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid by/for Borrower</b>	<b>\$171,310.06</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$136,963.11</b>
<b>300. Cash at Settlement from/to Borrower</b>		<b>600. Cash at Settlement to/from Seller</b>	
301. Gross amount due from borrower (line 120)	\$196,422.71	601. Gross amount due to seller (line 420)	\$187,390.90
302. Less amounts paid by/for borrower (line 220)	(\$171,310.06)	602. Less reductions in amount due seller (line 520)	(\$136,963.11)
<b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$25,112.65</b>	<b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>	<b>\$50,427.79</b>

**SUBSTITUTE FORM 1099 SELLER STATEMENT** - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**SELLER INSTRUCTION** - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent 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.

\_\_\_\_\_  
Gilbert Govella, Jr

\_\_\_\_\_  
Chesney Govella

<b>L. Settlement Charges</b>			
700.	Total Real Estate Broker Fees based on price \$187,000.00 @ 4.500000% = \$8,415.00		
	Division of commission (line 700) as follows:	Paid From	Paid From
701.	\$2,805.00 to Keller Williams Realty	Borrower's	Seller's
702.	\$5,610.00 to Coldwell Banker United,	Funds at	Funds at
703.	Commission paid at settlement \$8,415.00	Settlement	Settlement
704.			\$8,415.00
<b>800. Items Payable in Connection with Loan</b>			
801.	Our origination charge USAA Federal Savings Bank**	\$600.00 (from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	\$208.75 (from GFE #2)	
803.	Your adjusted origination charges to USAA Federal Savings Bank	(from GFE A)	\$808.75
804.	Appraisal fee to ServiceLink	(from GFE #3)	\$320.00
805.	Credit report to CSC	(from GFE #3)	\$14.00
806.	Tax service to First American Tax Service	(from GFE #3)	\$80.00
807.	Flood certification to First American Flood Data Services	(from GFE #3)	\$5.25
808.			
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901.	Daily interest charges from 5/3/10 to 6/1/10 @ \$23.1944/day	(from GFE #10)	\$672.64
902.	Mortgage insurance premium for	(from GFE #3)	
903.	Homeowner's insurance for 1 year(s) to USAA Insurance	(from GFE #11)	\$881.40
904.	Flood Insurance		
905.	Windstorm Insurance to TWIA	POCB \$1,288.00	
<b>1000. Reserves Deposited with Lender</b>			
1001.	Initial deposit for your escrow account	(from GFE #9)	\$3,705.92
1002.	Homeowner's insurance 3 mo. @ \$73.4500 per mo.	\$220.35	
1003.	Mortgage insurance 0 mo. @ \$27.83 per mo.		
1004.	City property taxes 10 mo. @ \$97.8200 per mo.	\$978.20	
1005.	County property taxes 10 mo. @ \$308.9300 per mo.	\$3,089.30	
1006.	Wind/Hail Insurance 3 mo. @ \$107.3300 per mo.	\$321.99	
1007.	MUD taxes		
1008.	Aggregate Adjustment	(\$903.92)	
1009.			
<b>1100. Title Charges</b>			
1101.	Title services and lender's title insurance	(from GFE #4)	\$540.05
1102.	Settlement or closing fee to Stewart Title Company	\$275.00	\$275.00
1103.	Owner's title insurance to Stewart Title Company A&B\$65.40 / T19.1 \$65.40	(from GFE #5)	\$1,438.80
1104.	Lender's title insurance to Stewart Title Company T17/19/30/36	\$235.05	
1105.	Lender's title policy limit \$167,000.00		
1106.	Owner's title policy limit \$187,000.00		
1107.	Agent's portion of the total title insurance premium to Stewart Title Company \$1,422.77		
1108.	Underwriter's portion of the total title insurance premium to Stewart Title Company \$251.08		
1109.	Title Insurance Binder		
1110.	Tax Certificate to Stewart Title Company		\$64.95
1111.	Messenger/Doc Delivery Fee to Stewart Title Company	\$25.00	\$10.00
1112.			
1113.	State of Texas Policy Guaranty Fee to Stewart Title Guaranty Company	\$5.00	\$5.00
1114.	Attorney Fee for Document Preparation		
1115.			
<b>1200. Government Recording and Transfer Charges</b>			
1201.	Government recording charges	(from GFE #7)	\$140.00
1202.	Deed \$24.00 Mortgage \$92.00 Releases Other \$24.00	\$140.00	
1203.	Transfer taxes	(from GFE #8)	
1204.	City/County tax/stamps		
1205.	State tax/stamps		
1206.			
<b>1300. Additional Settlement Charges</b>			
1301.	Required services that you can shop for	(from GFE #6)	
1302.	One Year Home Warranty to AHS Home Warranty		\$356.00
1303.	HOA Transfer Fee to PCMI	\$75.00	\$50.00
1304.	New Survey		
1305.	Courtesy Closing Fee to Law Office of Keith Michon	\$350.00	
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$9,031.81</b>	<b>\$9,175.95</b>

\*\* Includes Origination Point (\$600.00).

**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 information concerning POC items and information supplied by the lender in this transaction appearing on the HUD-1 pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies of such matters.

Thomas Andrew Putman

Gilbert Govella, Jr

Chesney Govella

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.

Tara L. Hobbs

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.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>			
	<b>HUD-1 Line Number</b>		
Our origination charge	# 801	\$600.00	\$600.00
Your credit or charge (points) for the specific interest rate chosen	# 802	\$208.75	\$208.75
Your adjusted origination charges	# 803	\$808.75	\$808.75
Transfer taxes	# 1203		\$0.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	\$85.00	\$140.00
Appraisal fee	# <b>804</b>	\$330.00	\$320.00
Credit report	# <b>805</b>	\$14.00	\$14.00
Tax service	# <b>806</b>	\$80.00	\$80.00
Flood certification	# <b>807</b>	\$5.25	\$5.25
	#		
	#		
	#		
	#		
	#		
	#		
<b>Total</b>		<b>\$514.25</b>	<b>\$559.25</b>
<b>Increase between GFE and HUD-1 Charges</b>		<b>\$45.00</b>	or <b>8.750608%</b>

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	\$1,066.20	\$3,705.92
Daily interest charges	# 901 \$23.1944/day	\$617.62	\$672.64
Homeowner's insurance	# 903	\$1,067.77	\$881.40
Windstorm Insurance	# <b>905</b>		\$1,288.00
New Survey	# <b>1304</b>	\$325.00	\$0.00
Title services and lender's title insurance	# <b>1101</b>	\$300.00	\$540.05
Owner's title insurance A&B\$65.40 / T19.1 \$65.40	# <b>1103</b>	\$1,454.80	\$1,438.80
	#		
	#		

**Loan Terms**

Your initial loan amount is	<b>\$167,000.00</b>
Your loan term is	<b>30</b> years <input type="checkbox"/> N/A
Your initial interest rate is	<b>5</b> %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<b>\$924.32</b> includes <input checked="" type="checkbox"/> Principal <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Interest <input checked="" type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change again every _____ after _____. Every change date, your interest rate can increase or decrease by _____%. Over the life of the loan, your interest rate is guaranteed to never be <b>lower</b> than _____% or <b>higher</b> than _____%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of _____. <input type="checkbox"/> Unknown
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to _____. The maximum it can ever rise to is _____.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is _____.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of _____ due in _____ years on _____.
Total monthly amount owed including escrow account payments  <input type="checkbox"/> *Paid by or through draws from the principal limit.	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of <b>\$587.53</b> that results in a total initial monthly amount owed of <b>\$1,511.85</b> . This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input checked="" type="checkbox"/> Windstorm Insurance <input type="checkbox"/> _____ <input type="checkbox"/> _____

**Note:** If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.