

Closing Disclosure

Closing Information

Date Issued 05/24/2019
Closing Date 05/24/2019
Disbursement Date 05/24/2019
Settlement Agent American Title Company of Houston
File # 3022919-01749
Property 3406 Luella Avenue ,
 Deer Park, TX 77536
 County: Harris
 Lot: 9
 Block: 1
 Subdivision: MEADOWGLEN
Sale Price \$182,000.00

Transaction Information

Borrower Ana C Perez and Jose Mauricio Depaz
 6565 Spencer Highway, #204
 Pasadena, TX 77505
Seller Doris J Mears aka Doris Mochman, as to an undivided 1/2 interest, by my Agent Atty in Fact Joe Douglas Mears and Johnny Dale Mochman, as Indep Exec of the Est of James Mochman, as to an undivided 1/2 interest

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing **\$182,000.00**

01 Sale Price of Property \$182,000.00

02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to

10 County Taxes to

11 Assessments to

12

13

14

15

16

Due from Seller at Closing **\$20,392.64**

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$12,311.95

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan

05 Payoff of Second Mortgage Loan

06 Adjustment for Title Insurance Premium \$1,179.00

07 Option Fee \$100.00

08 Seller Contribution \$5,000.00

09 Seller Credit

10

11

12

13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to

15 County Taxes to

16 Assessments to

17 All Taxes (4,598.73) 1/1/2019 to 5/24/2019 \$1,801.69

18

19

CALCULATION

Total Due to Seller at Closing \$182,000.00

Total Due from Seller at Closing -\$20,392.64

Cash From To Seller **\$161,607.36**

Contact Information

REAL ESTATE BROKER (B)

Name NextHome First Source
 6725 Fairmont Pkwy #114
 Pasadena, TX 77505
Address
TX License ID 9007470
Contact Linda Ann Eagleson
Contact TX License ID 488843
Email lindayourbestrealtor@gmail.com
Phone 281-898-5701

REAL ESTATE BROKER (S)

Name Victory Properties, Inc.
 201 W. San Augustine
 Deer Park, TX 77536
Address
TX License ID 365234
Contact Troy Cothran
Contact TX License ID 336095
Email troythestarfish@aol.com
Phone 281-389-8801

SETTLEMENT AGENT

Name American Title Company of Houston
 7730 Spencer Highway, Suite 200
 Pasadena, TX 77505
Address
TX License ID 146916
Contact Lisa Trevino
Contact TX License ID 1315237
Email lisat@atcdp.com
Phone 281-479-1913



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

		Seller-Paid	
		At Closing	Before Closing
Loan Costs			
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01	Title Deed Review	to Dover and Fox, P.C.	\$125.00
02	TX Attorney Doc Pre	to Peirson Patterson, LLP	\$125.00
03			
04			
05			
06			
07			
08			
09			
C. Services Borrower Did Shop For			
01	Title - Escrow Fee	to Dover and Fox, P.C.	\$425.00
02	Title - Tax Certificate	to Processing Solutions, Inc.	\$99.95
03	Title - Texas Policy Guaranty Fee - Owner to ATCOH/F.B.O. PGF		\$2.00
04			
05			
06			
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: \$24.00 Mortgage: \$72.00	
02			
F. Prepays			
01	Homeowner's Insurance Premium (mo.)		
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest (per day from to)		
04	Property Taxes (mo.)		
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	\$86.45 per month for 0 mo.	
03	Property Taxes	per month for mo.	
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01	Commission Listing	to Victory Properties, Inc.	\$5,460.00
02	Commission Selling	to NextHome First Source	\$5,460.00
03	Home Warranty	to Choice Home Warranty	\$465.00
04	Title - Owner's Coverage (optional)	to American Title Company of Houston	\$150.00
05			
06			
07			
J. TOTAL CLOSING COSTS			\$12,311.95

Sellers Only Closing Disclosure Addendum

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interest, by my Agent Atty in Fact Joe Douglas Mears and
Johnny Dale Mochman, as Indep Exec of the Est of James
Mochman, as to an undivided 1/2 interest

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of the information and charges for this transaction.

Doris J Mears aka Doris Mochman, as to an undivided 1/2 interest, by m
y Agent Atty in Fact Joe Douglas Mears Date

Johnny Dale Mochman, as Indep Exec of the Est of James Mochman, as t
o an undivided 1/2 interest Date