

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	03/06/2020	Borrower	SATINDER Suri VINOD Suri 19803 BROOKWAY CYPRESS CT SPRING, TX 77379-2835	Loan Term	15 years
Closing Date	03/06/2020	Seller	David Wilson 23516 Twin Oaks DR SPRING, TX 77389	Purpose	Purchase
Disbursement Date	03/06/2020	Lender	Wells Fargo Bank, N.A.	Product	Fixed Rate
Settlement Agent	Texas American Title Comp			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _____
File #	2756520 00953			Loan ID #	XXXXXX2757-008
Property	18626 Partners Voice DR CYPRESS, TX 77433			MIC #	
Sale Price	\$338,000.00				

Loan Terms		Can this amount increase after closing?
Loan Amount	\$200,000	NO
Interest Rate	2.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,369.18	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		Years 1-15
Payment Calculation		
Principal & Interest		\$1,369.18
Mortgage Insurance		+ 0
Estimated Escrow <i>Amount can increase over time</i>		+ 171.00
Estimated Total Monthly Payment		\$1,540.18
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,317.15 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowners Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? NO YES NO

Costs at Closing	
Closing Costs	\$1,669.45 Includes \$1,259.00 in Loan Costs + \$960.88 in Other Costs - \$550.43 in Lender Credits. See page 2 for details.
Cash to Close	\$133,632.02 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01 % of Loan Amount (Points)					
02 Processing					\$1,175.00
03 Tax Service					\$80.00
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01 Appraisal to Solidifi					\$535.00
02 Credit Report to Corelogic Credco, LLC					\$15.43
03 Loan Doc Prep-Texas Atty to Polunsky Beitel Green					\$100.00
04					
05					
06					
07					
08					
09					
10					
C. Services Borrower Did Shop For					
		\$1,259.00			
01 Title-All Endorsements to Texas American Title Company					\$142.95
02 Title-Closing/Escrow to Texas American Title Company					\$450.00
03 Title-Lender's Policy to Texas American Title Company	\$1,259.00				\$100.00
04 TX Policy Guaranty Fee to Ttiga					\$2.00
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
		\$1,259.00			
Loan Costs Subtotals (A + B + C)	\$1,259.00				
Other Costs					
E. Taxes and Other Government Fees					
01 Recording Fees Deed: \$20.00 Mortgage: \$92.00					\$156.00
F. Prepays					
		\$960.88			
01 Homeowner's Insurance Premium (12 mo.) to Auto Club Indemnity Com	\$960.88				\$1,091.12
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$15.75 per day from 03/06/20 to 03/31/20)					\$409.50
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing					
		\$0.00			
01 Homeowner's Insurance \$171.00 per month for 3 mo.					\$513.00
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.					
04					
05					
06					
07					
08 Aggregate Adjustment	\$0.00				
H. Other					
01 HOA - Transfer Fee to Inframark					\$250.00
02 Home Warranty (Optional) to American Home Shield			\$500.00		\$50.00
03 Real Estate Commission(B) to Remax			\$10,140.00		
04 Real Estate Commission(S) to Next Home Realty			\$10,140.00		
05 Title-Owner Pol(optional) to Texas American Title Company			\$827.00		
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
		\$960.88			
Other Costs Subtotals (E + F + G + H)	\$960.88				
J. TOTAL CLOSING COSTS (Borrower-Paid)					
		\$1,669.45			
Closing Costs Subtotals (D + I)	\$2,219.88		\$21,607.00		\$5,070.00
Lender Credits	-\$550.43				

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$14,651	\$1,669.45	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$138,000	\$138,000.00	NO
Deposit	– \$3,300	– \$3,550.00	YES • You decreased this payment. See Deposit in Section L
Funds for Borrower	\$0	\$0	NO
Seller Credits	– \$4,488	\$0	YES See Seller Credits in Seller-Paid Column and in Section L
Adjustments and Other Credits	\$0	– \$2,487.43	YES • See details in Sections K and L
Cash to Close	\$144,863	\$133,632.02	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$340,698.14	M. Due to Seller at Closing	
01 Sale Price of Property	\$338,000.00	01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$1,669.45	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes	
09 County Taxes to		10 County Taxes	
10 Assessments to		11 Assessments	
11 HOA Dues 1 03/07/20 to 01/01/21	\$573.77	12	
12 HOA Dues 2 03/07/20 to 01/01/21	\$454.92	13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$207,066.12	N. Due from Seller at Closing	
01 Deposit	\$3,550.00	01 Excess Deposit	
02 Loan Amount	\$200,000.00	02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	
05 Seller Credit		05 Payoff of Second Mortgage Loan	
Other Credits		06	
06		07	
07		08 Seller Credit	
Adjustments		09	
08 Title Premium Adjustment	\$1,259.00	10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to		14 City/Town Taxes	
13 County Taxes 01/01/20 to 03/07/20	\$2,257.12	15 County Taxes	
14 Assessments to		16 Assessments	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$340,698.14	Total Due to Seller at Closing (M)	
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$207,066.12	Total Due from Seller at Closing (N)	
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$133,632.02	Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller	

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 15 days late, a charge of 5% of the overdue payment of principal and interest will be assessed.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
18626 Partners Voice DR, CYPRESS, TX 77433

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,052.00	Estimated total amount over year 1 for your escrowed property costs: <i>Hazard/Home Owners Insurance</i>
Non-Escrowed Property Costs over Year 1	\$13,753.73	Estimated total amount over year 1 for your non-escrowed property costs: <i>MUD Tax, School District Tax, County Tax, Home Owner Association Dues</i> You may have other property costs.
Initial Escrow Payment	\$0.00	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$171.00	The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not require or offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$247,709.49
Finance Charge. The dollar amount the loan will cost you.	\$46,450.49
Amount Financed. The loan amount available after paying your upfront finance charge.	\$200,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	2.846%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	23.225%



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

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Wells Fargo Bank, N.A.		Re/Max Universal	NextHome Realty Center	Texas American Title Company
Address	2701 Wells Fargo Way Minneapolis, MN 55467-8000		16410 Cypress Rosehill Rd Cypress, TX 77429	14106 Mueschke Rd, Suite 140 Cypress, TX 77433	11734 Barker Cypress Rd, Cypress, TX 77433
NMLS ID	399801				
TX License ID			9006233	567056	146916
Contact	Christopher Paul Gant		Monty Singh	Whitney Bilyeu	Tricia Uzzle
Contact NMLS ID	287679				
Contact TX License ID			0564648	691083	1311892
Email	christopher.p.gant@wellsfargo.com		montysingh@remax.net	whitney@whitneybilyeu.com	tuzzle@texasamerican.com
Phone	832-374-2005		832-434-6572	281-433-4966	281-376-9798

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Satinder Suri 03/06/20 *Vinod Suri* 03/06/20

SATINDER Suri

Date

VINOD Suri

Date

CLOSING DISCLOSURE
Wolters Kluwer Financial Services

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• LOAN ID # XXXXXX2757-008
Borrower Only - 02/15

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	03/06/2020	Borrower	SATINDER Suri VINOD Suri 19803 BROOKWAY CYPRESS CT SPRING, TX 77379-2835	Loan Term	15 years
Closing Date	03/06/2020			Purpose	Purchase
Disbursement Date	03/06/2020	Seller	David Wilson 23516 Twin Oaks DR SPRING, TX 77389	Product	Fixed Rate
Settlement Agent	Texas American Title Comp			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _____
File #	2756520 00953	Lender	Wells Fargo Bank, N.A.	Loan ID #	XXXXXX2757-008
Property	18626 Partners Voice DR CYPRESS, TX 77433			MIC #	
Sale Price	\$338,000.00				

Loan Terms		Can this amount increase after closing?
Loan Amount	\$200,000	NO
Interest Rate	2.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,369.18	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		Years 1-15
Payment Calculation		
Principal & Interest		\$1,369.18
Mortgage Insurance		+ 0
Estimated Escrow <i>Amount can increase over time</i>		+ 171.00
Estimated Total Monthly Payment		\$1,540.18
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,317.15 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowners Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? NO YES NO

Costs at Closing	
Closing Costs	\$1,669.45 Includes \$1,259.00 in Loan Costs + \$960.88 in Other Costs - \$550.43 in Lender Credits. See page 2 for details.
Cash to Close	\$133,632.02 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges						
01	% of Loan Amount (Points)					
02	Processing					\$1,175.00
03	Tax Service					\$80.00
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For						
01	Appraisal to Solidifi					\$535.00
02	Credit Report to Corelogic Credco, LLC					\$15.43
03	Loan Doc Prep-Texas Atty to Polunsky Beitel Green					\$100.00
04						
05						
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For			\$1,259.00			
01	Title-All Endorsements to Texas American Title Company					\$142.95
02	Title-Closing/Escrow to Texas American Title Company					\$450.00
03	Title-Lender's Policy to Texas American Title Company	\$1,259.00				\$100.00
04	TX Policy Guaranty Fee to Ttiga					\$2.00
05						
06						
07						
08						
D. TOTAL LOAN COSTS (Borrower-Paid)			\$1,259.00			
Loan Costs Subtotals (A + B + C)		\$1,259.00				
Other Costs						
E. Taxes and Other Government Fees						
01	Recording Fees Deed: \$20.00 Mortgage: \$92.00					\$156.00
F. Prepaids						
01	Homeowner's Insurance Premium (12 mo.) to Auto Club Indemnity Com	\$960.88				\$1,091.12
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$15.75 per day from 03/06/20 to 03/31/20)					\$409.50
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing						
01	Homeowner's Insurance \$171.00 per month for 3 mo.		\$0.00			\$513.00
02	Mortgage Insurance per month for mo.					
03	Property Taxes per month for mo.					
04						
05						
06						
07						
08	Aggregate Adjustment	\$0.00				
H. Other						
01	HOA - Transfer Fee to Inframark					\$250.00
02	Home Warranty (Optional) to American Home Shield			\$500.00		\$50.00
03	Real Estate Commission(B) to Remax			\$10,140.00		
04	Real Estate Commission(S) to Next Home Realty			\$10,140.00		
05	Title-Owner Pol(optional) to Texas American Title Company			\$827.00		
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)			\$960.88			
Other Costs Subtotals (E + F + G + H)		\$960.88				
J. TOTAL CLOSING COSTS (Borrower-Paid)						
Closing Costs Subtotals (D + I)		\$2,219.88		\$21,607.00		\$5,070.00
Lender Credits		-\$550.43				

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$14,651	\$1,669.45	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$138,000	\$138,000.00	NO
Deposit	– \$3,300	– \$3,550.00	YES • You decreased this payment. See Deposit in Section L
Funds for Borrower	\$0	\$0	NO
Seller Credits	– \$4,488	\$0	YES See Seller Credits in Seller-Paid Column and in Section L
Adjustments and Other Credits	\$0	– \$2,487.43	YES • See details in Sections K and L
Cash to Close	\$144,863	\$133,632.02	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing \$340,698.14		M. Due to Seller at Closing	
01 Sale Price of Property	\$338,000.00	01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$1,669.45	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes	
09 County Taxes to		10 County Taxes	
10 Assessments to		11 Assessments	
11 HOA Dues 1 03/07/20 to 01/01/21	\$573.77	12	
12 HOA Dues 2 03/07/20 to 01/01/21	\$454.92	13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing \$207,066.12		N. Due from Seller at Closing	
01 Deposit	\$3,550.00	01 Excess Deposit	
02 Loan Amount	\$200,000.00	02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	
05 Seller Credit		05 Payoff of Second Mortgage Loan	
Other Credits		06	
06		07	
07		08 Seller Credit	
Adjustments		09	
08 Title Premium Adjustment	\$1,259.00	10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to		14 City/Town Taxes	
13 County Taxes 01/01/20 to 03/07/20	\$2,257.12	15 County Taxes	
14 Assessments to		16 Assessments	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$340,698.14	Total Due to Seller at Closing (M)	
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$207,066.12	Total Due from Seller at Closing (N)	
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$133,632.02	Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller	

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 15 days late, a charge of 5% of the overdue payment of principal and interest will be assessed.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
18626 Partners Voice DR, CYPRESS, TX 77433

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,052.00	Estimated total amount over year 1 for your escrowed property costs: <i>Hazard/Home Owners Insurance</i>
Non-Escrowed Property Costs over Year 1	\$13,753.73	Estimated total amount over year 1 for your non-escrowed property costs: <i>MUD Tax, School District Tax, County Tax, Home Owner Association Dues</i> You may have other property costs.
Initial Escrow Payment	\$0.00	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$171.00	The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not require or offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$247,709.49
Finance Charge. The dollar amount the loan will cost you.	\$46,450.49
Amount Financed. The loan amount available after paying your upfront finance charge.	\$200,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	2.846%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	23.225%



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

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

Name	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
	Wells Fargo Bank, N.A.		Re/Max Universal	NextHome Realty Center	Texas American Title Company
Address	2701 Wells Fargo Way Minneapolis, MN 55467-8000		16410 Cypress Rosehill Rd Cypress, TX 77429	14106 Mueschke Rd, Suite 140 Cypress, TX 77433	11734 Barker Cypress Rd, Cypress, TX 77433
NMLS ID	399801				
TX License ID			9006233	567056	146916
Contact	Christopher Paul Gant		Monty Singh	Whitney Bilyeu	Tricia Uzzle
Contact NMLS ID	287679				
Contact TX License ID			0564648	691083	1311892
Email	christopher.p.gant@wellsfargo.com		montysingh@remax.net	whitney@whitneybilyeu.com	tuzzle@texasamerican.com
Phone	832-374-2005		832-434-6572	281-433-4966	281-376-9798

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Satinder Suri
SATINDER Suri

03/06/20
Date

Vinod Suri
VINOD Suri

03/06/20
Date

Texas Disclosure

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Form T-64

Closing Information	Transaction Information	
Closing Disclosure	Property Address:	18626 Partners Voice Dr , Cypress, TX 77433
Issued Date: 03/04/2020		County: Harris
Closing Date: 03/06/2020		Lot: 12
GF#: 2756520-00953		Block: 3
Sales Price: \$338,000.00	Borrower(s):	Subdivision: Shores
Loan Amount: \$200,000.00	Address(es):	Satinder Suri and Vinod Suri 19803 Brookway Cypress Ct Spring, TX 77379
	Seller(s):	David M. Wilson
	Address(es):	23516 Twin Oaks Drive Spring, TX 77389

Lender and Settlement Agent		
Lender: Wells Fargo Bank, N.A.	Settlement Agent:	Texas American Title Company
Address: 2701 Wells Fargo Way Minneapolis, MN 55408	Address:	11734 Barker Cypress, Suite 105 Cypress, TX 77433

Title Insurance Premiums		
<p><i>If you are buying both an owner's policy and a loan policy, the title insurance premiums on this form might be different than the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the loan policy premium will probably be higher. If you add the two policies' premiums on the Closing Disclosure together, however, the total should be the same as the total of the two premiums on this form.</i></p> <p><i>The premiums are different on the two forms because the Closing Disclosure is governed by federal law, while this form is governed by Texas law. The owner's policy and loan policy premiums are set by the Texas commissioner of insurance. When you buy both an owner's policy and a loan policy in the same transaction, you are charged the full premium for the owner's policy but receive a discount on the loan policy premium. Federal and Texas law differ on where the discount is shown. Texas law requires the discount to be reflected in the loan policy premium, while federal law requires the discount to be reflected in the owner's policy premium</i></p>		
Title Agent: Texas American Title Company	Owner's Policy	\$2,086.00
	Loan Policy	\$100.00
Underwriter: Title Resources Guaranty Company	Endorsement	\$142.95
	Other	\$0.00
	TOTAL	\$2,328.95
Of this amount <u>15%</u> will be paid to the underwriter; the Title Agent will retain 85% ; and the remainder of the premium will be paid to the other parties as follows:		
Amount (\$ or %)	To Whom	For Services

Fees Paid to Settlement Agent		
<i>Fees Paid to Settlement Agent on the Closing Disclosure include:</i>		
Title - Escrow Fee	\$900.00	

Texas Disclosure

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Form T-64

Real Estate Commission Disbursement

Portions of the Real Estate Commissions disclosed on the Closing Disclosure were disbursed to:

Commission Listing	Next Home Realty Ctr
Commission Listing	Whitney Bilyeu
Commission Selling	ReMax Universal

Other Disclosures

Although not required, this section may be used to disclose individual recording charges included on Line 01 of Section E of the Closing Disclosure, or to disclose a breakdown of other charges that were combined on the Closing Disclosure:

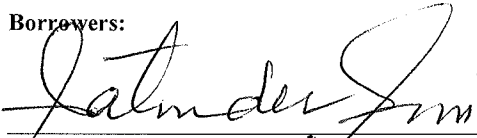

Document Name	Recording Fee	Document Name	Recording Fee
Recording Fees for Deed	\$20.00	Recording Fees for Mortgage	\$92.00
Other Recording Fees - None MUD	\$24.00	Other Recording Fees - None Water Notice	\$20.00
Closing Disclosure Charge Name	Included in Closing Disclosure Charge		

The Closing Disclosure was assembled from the best information available from other sources. The Settlement Agent cannot guarantee the accuracy of that information.

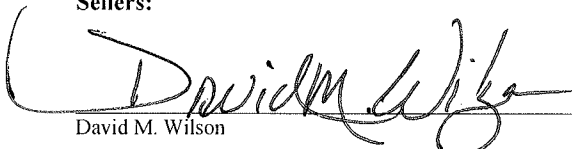
Tax and insurance proration and reserves were based on figures for the preceding year or supplied by others, or are estimates for current year. If there is any change for the current year, all necessary adjustments must be made directly between Seller and Borrower, if applicable.

I (We) acknowledge receiving this Texas Disclosure and the Closing Disclosure. I (We) authorize the Settlement Agent to make the expenditures and disbursements on the Closing Disclosure and I (we) approved those payments. If I am (we are) the Borrower(s), I (we) acknowledge receiving the Loan Funds, if applicable, in the amount on the Closing Disclosure.

Borrowers:


Satinder Suri

Vinod Suri

Sellers:


David M. Wilson

Settlement Agent:

Texas American Title Company

By:


Escrow Officer

Closing Disclosure

Closing Information

Date Issued 03/04/2020
Closing Date 03/06/2020
Disbursement Date 03/06/2020
Settlement Agent Texas American Title Company
File # 2756520-00953
Property 18626 Partners Voice Dr ,
 Cypress, TX 77433
 County: Harris
 Lot: 12
 Block: 3
 Subdivision: Shores
Sale Price \$338,000.00

Transaction Information

Borrower Satinder Suri and Vinod Suri
 19803 Brookway Cypress Ct
 Spring, TX 77379
Seller David M. Wilson
 23516 Twin Oaks Drive
 Spring, TX 77389

Summaries of Transactions

SELLER'S TRANSACTION			
Due to Seller at Closing			\$339,028.69
01	Sale Price of Property		\$338,000.00
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	HOA	3/7/2020 to 1/1/2021	\$573.77
13	HOA	3/7/2020 to 1/1/2021	\$454.92
14			
15			
16			
Due from Seller at Closing			\$27,765.07
01	Excess Deposit		
02	Closing Costs Paid at Closing (J)		\$23,998.95
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		\$1,259.00
07	Option Fee		\$250.00
08			
09			
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	1/1/2020 to 3/7/2020	\$2,257.12
18			
19			
CALCULATION			
Total Due to Seller at Closing			\$339,028.69
Total Due from Seller at Closing			-\$27,765.07
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller			\$311,263.62

Contact Information

REAL ESTATE BROKER (B)	
Name	ReMax Universal
Address	16410 Cypress Rosehill Road Cypress, TX 77429
TX License ID	9006233
Contact	Monty Singh
Contact TX License ID	0564648
Email	montysingh@remax.net
Phone	832-434-6572
REAL ESTATE BROKER (S)	
Name	Next Home Realty Ctr
Address	14106 Mueschke Rd., Suite 140 Cypress, TX 77433
TX License ID	567056
Contact	Whitney Bilyeu
Contact TX License ID	691083
Email	whitney@whitneybilyeu.com
Phone	281-433-4966
SETTLEMENT AGENT	
Name	Texas American Title Company
Address	11734 Barker Cypress, Suite 105 Cypress, TX 77433
TX License ID	146916
Contact	Elise Buck
Contact TX License ID	1307540
Email	ebuck@texasamerican.com
Phone	832-220-4955



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

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01 % of Loan Amount (Points)		
02		
03		
04		
05		
06		
07		
08		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
07		
08		
09		
C. Services Borrower Did Shop For		
01 Doc Prep-Warranty Deed to Polunsky Beitel Green, L.L.P.	\$150.00	
02 Title - Escrow Fee to Texas American Title Company	\$450.00	
03 Title - Tax Certificate to Processing Solutions, Inc.	\$99.95	
04 Title - Texas Policy Guaranty Fee - Owner to TATCO/F.B.O PGF	\$2.00	
05		
06		
07		
08		
Other Costs		
E. Taxes and Other Government Fees		
01 Recording Fees Deed: \$20.00 Mortgage: \$92.00		
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 per month for mo.		
03 Property Taxes per month for mo.		
04		
05		
06		
07		
08 Aggregate Adjustment		
H. Other		
01 Commission Listing to Next Home Realty Ctr	\$75.00	
02 Commission Listing to Whitney Bilyeu	\$10,065.00	
03 Commission Selling to ReMax Universal	\$10,140.00	
04 HOA Conveyance Fee to Bridgeland Council, Inc.	\$1,690.00	
05 Home Warranty to American Home Shield	\$500.00	
06 Title - Owner's Coverage (Company) (optional) to Texas American Title Company	\$827.00	
07		
J. TOTAL CLOSING COSTS	\$23,998.95	

Sellers Only Closing Disclosure Addendum

Closing Information

Date Issued 03/04/2020
Closing Date 03/06/2020
Disbursement Date 03/06/2020
Settlement Agent Texas American Title Company
File # 2756520-00953
Property 18626 Partners Voice Dr ,
Cypress, TX 77433
County: Harris
Lot: 12
Block: 3
Subdivision: Shores
Sale Price \$338,000.00

Transaction Information

Borrower Satinder Suri and Vinod Suri
19803 Brookway Cypress Ct
Spring, TX 77379
Seller David M. Wilson
23516 Twin Oaks Drive
Spring, TX 77389

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.

 03/06/2020

Date

David M. Wilson