

**BRPS Title of Texas LLC**  
**ALTA Universal ID:**  
**4400 Post Oak Parkway, Suite 1550**  
**Houston, TX 77027**

**BRPS Title**

File No./Escrow No.: HOU245458  
 Print Date & Time: February 27, 2024 10:18 am  
 Officer/Escrow Officer: Holly Russell  
 Settlement Location: 4400 Post Oak Parkway, Suite 1550  
 Houston, TX 77027  
 Property Address: 145 Rustic Drive  
 Pasadena, TX 77502  
 Borrower: Christopher Rodriguez and Audrey Caroline Rodriguez  
 Seller: J & H Construction & Remodeling LLC  
 Lender: Everett Financial, Inc., dba Supreme Lending  
 Settlement Date : February 28, 2024  
 Disbursement Date : February 28, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	299,999.00	Sale Price of Property	299,999.00	
		Deposit		2,999.00
		Loan Amount		294,565.00
3,000.00		Seller Credit		3,000.00
		<b>Prorations/Adjustments</b>		
1,084.51		County Taxes 01/01/24-02/28/24		1,084.51
		<b>Loan Charges to Everett Financial, Inc., dba Supreme Lending</b>		
		0.89% of Loan Amount (Points)	2,621.63	
		Closing Fee - Lender	450.00	
		Processing Fee	570.00	
		Underwriting Fee	675.00	
		Appraisal Fee \$515.00 paid outside closing by Borrower		
		Appraisal Management Fee \$110.00 paid outside closing by Borrower		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to Everett Financial, Inc., dba Supreme Lending (continued)</b>		
		Credit Report	89.00	
		MIP	5,066.23	
		Tax Service Fee	89.00	
		Prepaid Interest \$57.50 per day from 02/28/24 to 03/01/24 Everett Financial, Inc., dba Supreme Lending	115.00	
		<b>Other Loan Charges</b>		
		Guaranty Fee to Texas Title Insurance Guaranty Association	2.00	
		<b>Impounds</b>		
		Homeowner's Insurance to Everett Financial, Inc., dba Supreme Lending 3.000 Months at \$145.33/month	435.99	
		Property Taxes to Everett Financial, Inc., dba Supreme Lending 5.000 Months at \$568.75/month	2,843.75	
		Aggregate Adjustment to Everett Financial, Inc., dba Supreme Lending		1,137.50
		<b>Title Charges and Escrow/Settlement Charges</b>		
		E-Record Fee to BRPS Title of Texas, LLC	8.50	
550.00		Escrow Fee to BRPS Title of Texas, LLC	550.00	
		Lender's Title Insurance to BRPS Title of Texas, LLC Coverage: \$294,565.00 Premium: \$100.00 Version: LOAN POLICY OF TITLE INSURANCE (Form T-2)	100.00	
		TLTA Endorsement T-19 (Restrictions, Easements, Minerals Residential) to BRPS Title of Texas, LLC	92.85	
		TLTA Endorsement T-3 (Taxes Not Yet Due and Payable Tax Amendment) to BRPS Title of Texas, LLC	5.00	
		TLTA Endorsement T-30 (Tax Deletion/ RollBack Residential) to BRPS Title of Texas, LLC	20.00	
		TLTA Endorsement T-36 (Environmental Protection Lien Residential) to BRPS Title of Texas, LLC	25.00	
1,886.00		Owner's Title Insurance to BRPS Title of Texas, LLC Coverage: \$299,999.00		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		Premium: \$1,886.00 Version: OWNER'S POLICY OF TITLE INSURANCE (Form T-1)		
		<b>Commissions</b>		
8,999.97		Commission - Listing Agent to HTX Living, LLC		
8,999.97		Commission - Selling Agent to eXp Realty, LLC		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to	110.00	
		<b>Miscellaneous</b>		
		Attorney Document Preparation Fee to JC JOHNSON	60.00	
		Homeowner's Insurance Premium to Goosehead Insurance Agency 12 months TXEE08500000	1,943.00	
508.74		2023 Porperty Taxes thru 3-31-24 to Ann Harris Bennett Tax Assessor-Collector 0710070040002		
255.00		Builder Warranty to ACES Builders Warranty 0206243-10		
100.00		Document Prep - Warranty Deed to JC JOHNSON		
2.00		Guaranty Fee to Texas Title Insurance Guaranty Association		
99.00		Texas Tax Cert Fee to Alamo Property Services, LLC		
		Option Fee		200.00
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
25,485.19	299,999.00	<b>Subtotals</b>	315,870.95	302,986.01
		<b>Due from Borrower</b>		12,884.94
274,513.81		<b>Due to Seller</b>		
299,999.00	299,999.00	<b>Totals</b>	315,870.95	315,870.95

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize BRPS Title of Texas LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

  
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Christopher Rodriguez

  
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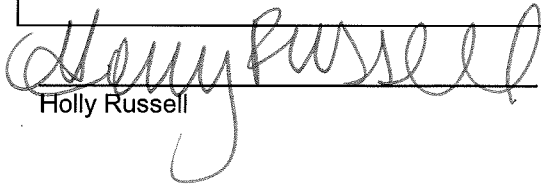
Audrey Caroline Rodriguez

Seller

J & H Construction & Remodeling LLC

BY:   
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Jose Alex Lopez  
Managing Member

  
\_\_\_\_\_

Holly Russell