

**A. Settlement Statement**

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number <b>114-19</b>	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

**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 <b>City of Winnsboro 501 Main Street Winnsboro, TX 75494</b>	E. Name & Address of Seller <b>Lone Republic Steak House &amp; Saloon LLC, a Texas limited liability company 711 County Road 1300 Yantis, TX 75497</b>	F. Name & Address of Lender
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G. Property Location <b>WINNSBORO CITY OF, Block 3, Lot 9, 10, 11, Wood County 206 &amp; 208 N. Market Street Winnsboro, TX 75494</b>	H. Settlement Agent Name <b>Tri-County Title, LLC 6213 N. State HWY 37 Winnsboro, TX 75494 Tax ID: 20-3046696</b>	I. Settlement Date <b>6/19/2019 Fund: 6/19/2019</b>
	Place of Settlement <b>Tri-County Title, LLC 6213 N. State HWY 37 Winnsboro, TX 75494</b>	

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	<b>\$30,000.00</b>	401. Contract Sales Price	<b>\$30,000.00</b>
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower		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 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. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$30,000.00</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$30,000.00</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	<b>\$500.00</b>	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	<b>\$997.00</b>
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Commitment fee		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Payoff to Robert Watters	<b>\$207.00</b>
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/19 to 06/19/19	<b>\$63.28</b>	511. County property taxes 01/01/19 to 06/19/19	<b>\$63.28</b>
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/19 to 06/19/19	<b>\$158.30</b>	513. School property taxes 01/01/19 to 06/19/19	<b>\$158.30</b>
214. MUD taxes		514. MUD taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$721.58</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$1,425.58</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)	<b>\$30,000.00</b>	601. Gross Amount due to seller (line 420)	<b>\$30,000.00</b>
302. Less amounts paid by/for borrower (line 220)	<b>\$721.58</b>	602. Less reductions in amt. due seller (line 520)	<b>\$1,425.58</b>
<b>303. Cash From Borrower</b>	<b>\$29,278.42</b>	<b>603. Cash To Seller</b>	<b>\$28,574.42</b>

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.

**L. Settlement Charges**

<b>700. Total Sales/Broker's Commission based on price</b>				<b>\$30,000.00</b>	<b>@ % = \$0.00</b>	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:							
701.	to						
702.	to						
703.	Commission Paid at Settlement					<b>\$0.00</b>	<b>\$0.00</b>
704.	The following persons, firms or	to					
705.	corporation s received a portion	to					
706.	of the real estate commission amount	to					
707.	shown above:	to					
<b>800. Items Payable in Connection with Loan</b>							
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				
808.	Tax Service Fee		to				
809.	Flood Certification Fee		to				
<b>900. Items Required by Lender To Be Paid in Advance</b>							
901.	Interest from	6/19/2019	to	7/1/2019	@ /day		
902.	Mortgage Insurance Premium for	months	to				
903.	Hazard Insurance Premium for	years	to				
<b>1000. Reserves Deposited With Lender</b>							
1001.	Hazard insurance	months @			per month		
1002.	Mortgage insurance	months @			per month		
1003.	City property taxes	months @		\$10.74	per month		
1004.	County property taxes	months @		\$11.39	per month		
1005.	Annual assessments	months @			per month		
1006.	School property taxes	months @		\$28.49	per month		
1007.	MUD taxes	months @			per month		
1008.	HOA Dues	months @			per month		
1011.	Aggregate Adjustment						
<b>1100. Title Charges</b>							
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	Celia C. Flowers			\$165.00
1106.	Notary fees		to				
1107.	Attorney's fees		to				
	(includes above items numbers:		)				
1108.	Title insurance		to	Tri-County Title, LLC			\$380.00
	(includes above items numbers:		)				
1109.	Lender's coverage	\$0.00/\$0.00					
1110.	Owner's coverage	\$30,000.00/\$380.00					
1111.	Escrow fee		to	Tri-County Title, LLC			\$400.00
1112.			to				
1113.	25% of Title Premium		to	East Texas Title Company of Wood County			
1114.	Policy Guaranty Fee		to	Texas Title Insurance Guaranty Association		\$0.00	\$2.00
<b>1200. Government Recording and Transfer Charges</b>							
1201.	Recording Fees	Deed \$40.00 ; Mortgage ; Rel			to Tri-County Title, LLC Recording Fees		\$40.00
1202.	City/county tax/stamps	Deed ; Mortgage		to			
1203.	State tax/stamps	Deed ; Mortgage		to			
1204.			to				
<b>1300. Additional Settlement Charges</b>							
1301.	Survey		to				
1302.	Pest Inspection		to				
1303.	Tax certificates		to	Tri-County Title, LLC, Tax Certificates			\$10.00
1304.			to				
1305.			to				
1306.			to				
1307.			to				
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>							<b>\$997.00</b>

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.

City of Winnsboro

Lone Republic Steak House & Saloon LLC, a Texas limited liability company

By Craig Lindholm

By Michael G. Blake

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.

By Gregory S. Eberhart

Gregory S. Eberhart Settlement Agent      6/19/2019 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.