



First American Title Insurance Company

17115 San Pedro, Suite 350 • San Antonio, TX 78232

Office Phone:(210)265-8800 Office Fax:(210)265-8810

Settlement Statement

Property Address:	8880 Heath Circle Dr, San Antonio, TX 78250	File No:	2664648-SA68
		Officer:	Jessica Guevara/em
		Estimated Settlement Date:	
		Disbursement Date:	
		Print Date:	12/20/2021, 9:23 AM

Buyer:	HYG Homes, LLC
Address:	84 NE Loop 410, Suite 252, San Antonio, TX 78216
Seller:	Sheila D McLean
Address:	8880 Heath Circle Dr, San Antonio, TX 78250
Lender:	Falcon International Bank
Address:	19230 Stone Oak Parkway, Suite 100, San Antonio, TX, 78258
Loan No.:	05-541010-14

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		Consideration:		
350,000.00		Total Consideration		350,000.00
		Deposits in Escrow:		
	3,500.00	Receipt No. 647910193 on 08/23/2021 by HYG Homes, LLC		
	1,200.00	Receipt No. 647910194 on 08/23/2021 by HYG Homes, LLC		
	500.00	Receipt No. 647910316 on 10/18/2021 by HYG Homes, LLC		
		Adjustments:		
500.00		Extension Fee		500.00
		Prorations:		
101.04		County Taxes 12/20/21 to 12/31/21 @\$3,073.43/yr		101.04
		Commission:		
		Real Estate Commission to Keller Williams Realty - RESA, Inc	10,500.00	
		Real Estate Commission to Uriah Real Estate Organization	10,500.00	
		New Loan(s):		
		Lender: Falcon International Bank		
	175,000.00	Loan Amount - Falcon International Bank		
1,750.00		Origination Fee to Falcon International Bank		
450.00		Processing Fee to Falcon International Bank		
450.00		Underwriting Fee to Falcon International Bank		
600.00		Lender Attorney Fee to The Law Office of AJ Gutierrez		
512.24		Initial Escrow Deposits (2 months) to Falcon International Bank		
		Title/Escrow Charges to:		
450.00		Escrow Fees-TX to First American Title Insurance Company	450.00	
4.50		e-Recording Fee-TX to First American Title Insurance Company		
		Tax Certificate to First American Title Insurance Company	34.00	
		Policy Guaranty Fee - Owner to First American Title Insurance Company	2.00	
100.00		T-2/T-2R LTP Simul w/OTP (R-5a)-3210 to First American Title Insurance Company		
		T-1/T-1R OTP Simul w/LTP (R-5a) 1200 to First American Title Insurance Company	2,150.00	
20.00		[0140 TX] T-33 VRM End (R-11d) to First American Title Insurance Company		
20.00		[0700 TX] T-30 Tax Amendment End (Rollback) (R-19) to First American Title Insurance Company		
5.00		[0710 TX] T-3 Tax Amend End-NYD&P (R24) to First American Title Insurance Company		
		[0500 TX] T-3 Survey Amendment OTP Non-Resi (R-16) to First American Title Insurance Company	322.50	

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Settlement Date:
Print Date: 12/20/2021

File No: 2664648-SA68
Officer: Jessica Guevara/em

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
42.00		Record Deed to Bexar County Clerk		
134.00		Record Deed of Trust/Mortgage to Bexar County Clerk		
30.00		Record UCC - State		
		Disbursements Paid:		
		Legal Fees to Pazouki & Arambula, LLP	125.00	
		2021 Bexar County Tax to Bexar County Tax Assessor-Collector	3,073.43	
	174,968.78	Cash (X From) (To) Buyer		
		Cash (X To) (From) Seller	323,444.11	
355,168.78	355,168.78	Totals	350,601.04	350,601.04

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Seller/Buyer understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller/Buyer understands that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct.

The undersigned hereby authorizes First American Title Insurance Company to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.