

Fwd: Update on 20707 Bandrock Terrace**UPDATED SETTLEMENT STATEMENT FOR YOUR REVIEW, NOW FOR CLOSING ON JANUARY 26TH

From: Mahmoud Khader (mmkhader@isotopehomes.com)

To: wellithy@arxict.com

Date: Tuesday, January 24, 2023 at 02:29 PM PST

Sent from my iPhone

Begin forwarded message:

From: Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>
Date: January 24, 2023 at 12:10:05 PM CST
To: Abe Abdouh <abeabdouh@aol.com>, melissa.sisti@gmail.com
Cc: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>, mmkhader@isotopehomes.com
Subject: RE: Update on 20707 Bandrock Terrace**UPDATED SETTLEMENT STATEMENT FOR YOUR REVIEW, NOW FOR CLOSING ON JANUARY 26TH

Good Afternoon All,

It looks like the seller has decided to move forward with the sale of her property, now for closing on this Thursday, January 26th at 12 noon. Attached please find the revised settlement statement, for your review/approval. We have the sellers scheduled for 12 noon at our location reflected below.

Please note that both the buyer's (\$274,939.54) and seller's funds (\$723.27) for closing must be in the form of a cashier's check or wire transfer, payable to Envision Title Katy.

Thank you and please let me know if you have any questions/concerns.

Dionne H. Blunt

Envision Title – Katy

Assistant Vice President/Sr. Escrow Officer

23302 West Fernhurst Drive #300

Katy, TX 77494

Office: 346-338-9504

Direct: 504-621-3330

Dionne.Blunt@EnvisionTitleTexas.com

****Please send all Closing Instructions and Docs to: KatyDocs@EnvisionTitleTexas.com****

WARNING! WIRE FRAUD ADVISORY – NEVER TRUST WIRING INSTRUCTIONS SENT VIA EMAIL
Wire fraud is on the rise! Please call your Envision Title Escrow Officer immediately to verify any wiring instructions received via email. Important: Do not call a phone number within the wire instructions email--only use a verified number for ENVISION TITLE such as the one on the sales contract, or via an Internet search, etc.

From: Dionne Blunt
Sent: Monday, January 9, 2023 10:12 AM
To: Abe Abdouh <abeabdouh@aol.com>; melissa.sisti@gmail.com
Cc: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>
Subject: RE: Update on 20707 Bandrock Terrace**MUD TAXES ARE NOW POSTED AS PAID/REVISED PRELIMINARY STATEMENT/WE ARE READY FOR SCHEDULING**
Importance: High

Good Morning All and Happy Monday!

We now have the updated tax cert reflecting all for 2022 as paid and posted 😊. I've attached a revised settlement statement for your review and please confirm if all parties are ready to sign today for closing. Currently, the sellers are still coming in with a small amount at closing, \$446.11.

I've also attached the updated payoff statement and HOA statement from the seller's attorney and mortgage company for review.

Thank you and just let me know when all parties are ready for scheduling.

****Our office will be closed on Monday, January 16th, in observance of Martin Luther King Jr Day.****

Dionne H. Blunt

Envision Title – Katy

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From: Abe Abdouh <abeabdouh@aol.com>
Sent: Wednesday, January 4, 2023 1:48 PM
To: Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>; melissa.sisti@gmail.com
Cc: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>
Subject: Re: Update on 20707 Bandrock Terrace**MUD TAXES STILL NOT POSTED/REVISED PRELIMINARY STATEMENT**

[Warning: External Email Sender]
Thank you Dionne !

Abe Abdouh
Broker Associate

1001 West Loop South Suite 105 Houston, Texas 77027

Office : (281)-391-6666

Cell : (713) 805-4849

Fax : (281) 240-1185

Email: abeabdouh@aol.com

-----Original Message-----

From: Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>

To: melissa sisti <melissa.sisti@gmail.com>; Abe Abdouh <abeabdouh@aol.com>

Cc: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>

Sent: Wed, Jan 4, 2023 1:43 pm

Subject: RE: Update on 20707 Bandrock Terrace**MUD TAXES STILL NOT POSTED/REVISED PRELIMINARY STATEMENT**

Good Afternoon All!

I wanted to reach out and provide all parties with an **updated** "preliminary settlement statement". We just received an updated payoff and HOA statement on behalf of the sellers. Please see the revised preliminary (still reflecting the MUD taxes due, once posted with the taxing authority, we'll be sure to remove that amount).

Please review and let me know if you have any questions/revisions. I'm hoping the taxes will be posted by the end of this week, and we'll continue our efforts on this end.

Thank you!

Dionne H. Blunt

Envision Title – Katy

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Assistant Vice President/Sr. Escrow Officer

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Katy, TX 77494

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From: Dionne Blunt

Sent: Tuesday, January 3, 2023 10:54 AM

To: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>; melissa sisti <melissa.sisti@gmail.com>;

Abe Abdouh <abeabdouh@aol.com>

Subject: RE: Update on 20707 Bandrock Terrace**MUD TAXES STILL NOT POSTED**

Importance: High

Good Morning All and Happy New Year!

I just followed up with the MUD taxes this morning and the payment from the lender still hasn't posted yet ☹️. We'll continue our efforts on this end and once all is posted, we'll be sure to reach out for scheduling.

Thank you!

Dionne H. Blunt**Envision Title – Katy**

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<image002.png>

Assistant Vice President/Sr. Escrow Officer

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Katy, TX 77494

Office: 346-338-9504**Direct:** 504-621-3330Dionne.Blunt@EnvisionTitleTexas.com****Please send all Closing Instructions and Docs to: KatyDocs@EnvisionTitleTexas.com****

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From: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>**Sent:** Friday, December 30, 2022 2:37 PM**To:** Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>; melissa sisti <melissa.sisti@gmail.com>;Abe Abdouh <abeabdouh@aol.com>**Subject:** RE: Update on 20707 Bandrock Terrace**MUD TAXES STILL NOT POSTED**

Good afternoon! 😊

I just wanted to provide one last update before end of business day. The MUD taxes have not yet posted at this time with the taxing authority so closing will carry into the new year once this has been updated/posted. We will of course follow up on Tuesday first thing!

If you have any questions, please let us know.

Thank you so much and hope you both have a great New Year! 🎉

****Our office will be closed on Monday, January 2nd, in observance of New Year's Day.****

Kali Bandiera**Envision Title – Katy**

<image002.png>

Escrow Associate

23302 West Fernhurst Drive #300

Katy, TX 77494

Office: 346-338-9504Kali.Bandiera@EnvisionTitleTexas.com****Please send all Closing Instructions and Docs to: KatyDocs@EnvisionTitleTexas.com****

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From: Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>**Sent:** Friday, December 30, 2022 10:06 AM**To:** melissa sisti <melissa.sisti@gmail.com>; Abe Abdouh <abeabdouh@aol.com>**Cc:** Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>**Subject:** RE: Update on 20707 Bandrock Terrace**MUD TAXES STILL NOT POSTED****Importance:** High

Good Morning All!

I just wanted to provide a brief update that the MUD TAXES still have not yet posted with the taxing authority, as of today's date. We will continue to check and call the taxing authority throughout the day, with the hopes that the payment will post soon. If it doesn't post today, then it looks like closing will carry over into the New Year, once all taxes disbursements are updated.

Thank you all and we'll be in touch, once all is updated.

*****I will be out of the office on vacation from December 23rd-December 29th 😊 In Addition, Our office will be closed on Monday, December 26th, in observance of Christmas and Monday, January 2nd, in observance of New Year's Day.*****

Dionne H. Blunt

Envision Title – Katy

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From: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>

Sent: Thursday, December 29, 2022 12:56 PM

To: melissa sisti <melissa.sisti@gmail.com>

Cc: Abe Abdouh <abeabdouh@aol.com>; Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>

Subject: RE: Update on 20707 Bandrock Terrace

You're most welcome Melissa! 😊

I have ordered an updated payoff statement from your mortgage company this morning. I will let you and Abe know once that has been delivered back to us.

*****Our office will be closed on Monday, December 26th, in observance of Christmas and Monday, January 2nd, in observance of New Year's Day.*****

Kali Bandiera

Envision Title – Katy

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Escrow Associate

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From: melissa sisti <melissa.sisti@gmail.com>
Sent: Thursday, December 29, 2022 12:53 PM
To: Kali Bandiera <Kali.Bandiera@envisiontitletexas.com>
Cc: Abe Abdouh <abeabdouh@aol.com>; Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>
Subject: Re: Update on 20707 Bandrock Terrace

[Warning: External Email Sender]
Thank you for the update.

Melissa Sisti

On Thu, Dec 29, 2022, 10:34 AM Kali Bandiera <Kali.Bandiera@envisiontitletexas.com> wrote:

Good morning! 😊 Happy Thursday!

I wanted to provide you both with an update on the taxes. Fort Bend County is showing as paid however, the MUD payment has not cleared just yet. Both are attached along with an updated Tax Certificate for your records. Please advise so we know how to proceed with closing.

Thank you so much!

*****Our office will be closed on Monday, December 26th, in observance of Christmas and Monday, January 2nd, in observance of New Year's Day.*****

Kali Bandiera
Envision Title – Katy

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From: Kali Bandiera
Sent: Tuesday, December 27, 2022 3:18 PM
To: melissa.sisti@gmail.com; Abe Abdouh <abeabdouh@aol.com>
Cc: Dionne Blunt <Dionne.Blunt@envisiontitletexas.com>
Subject: Update on 20707 Bandrock Terrace

Hi there! 😊

Please note per the taxing entities, the 2022 taxes have not yet posted and are still showing due. I have attached here for your records as well. We will be sure to stay on top of this and will continuously check the websites for any new updates!

Thank you so much!

*****Our office will be closed on Monday, December 26th, in observance of Christmas and Monday, January 2nd, in observance of New Year's Day.*****

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12.3kB



image003.png
21kB



Closing Statement.pdf
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