

B. Type of Loan

1. ☐ FHA

2. ☐ FmHA

3. ☐ Conv. Unins.

4. ☐ VA

5. ☐ Conv. Ins.

6. File Number:

2026907

7. Loan Number:

8. Mortgage Insurance Case Number:

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:

REAL ESTATE PROSPECTIVE SOULUTIONS LLC
7619 TRAILING OAKS DRIVE
SPRING, TX 77379

E. Name & Address of Seller:

CHAMPION HEAVENS BUILDERS LLC
4582 KINGWOOD DR.
SUITE E, #106
KINGWOOD, TX 77339

F. Name & Address of Lender:

G. Property Location:

9706 CHAMPION HEAVENS DRIVE
SPRING, TX 77379 (HARRIS)
(1303400010011)

H. Settlement Agent

STEWART TITLE COMPANY
1710 W LAKE HOUSTON PARKWAY, # 150, KINGWOOD, TX 77339 (281) 359-1280

Tax ID: 74-0923770

Place Of Settlement:

1710 W LAKE HOUSTON PARKWAY, # 150,
KINGWOOD, TX 77339 (281) 359-1280

I. Settlement Date / Disbursement Date

6/18/2024 / 6/18/2024

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower

101. Contract sales price

\$330,000.00

102. Personal Property

103. Settlement Charges to Borrower (line 1400)

\$612.07

104.

105.

Adjustments for items paid by seller in advance

106. City/town taxes

107. County taxes

108. Assessments

109.

110.

111.

112.

120. Gross Amount Due From Borrower

\$330,612.07

200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or Earnest Money

202. Principal amount of new loan

203. Existing loan taken subject to

204.

205.

206. Earnest Money Credit

\$5,000.00

207.

208.

209.

Adjustments for items unpaid by seller

210. City/town taxes

211. County taxes 1/1/2024 to 6/18/2024 @ \$576.79/Year

\$267.06

212. Assessments

213.

214.

215.

216.

217.

218.

219.

220. Total Paid By/For Borrower

\$5,267.06

300. Cash At Settlement From/To Borrower

301. Gross Amount Due From Borrower (line 120)

\$330,612.07

302. Less Amounts Paid By/For Borrower (line 220)

\$5,267.06

303. Cash

☒ From ☐ To Borrower

\$325,345.01

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller

401. Contract sales price

\$330,000.00

402. Personal Property

403.

404.

405.

Adjustments for items paid by seller in advance

406. City/town taxes

407. County taxes

408. Assessments

409.

410.

411.

412.

420. Gross Amount Due To Seller

\$330,000.00

500. Reductions In Amount Due To Seller

501. Excess deposit (see instructions)

502. Settlement Charges to Seller (line 1400)

\$20,522.16

503. Existing loan(s) taken subject to

504. Payoff of first mortgage loan

505. Payoff of second mortgage loan

506. Earnest Money Credit

\$5,000.00

507.

508.

509.

Adjustments for items unpaid by seller

510. City/town taxes

511. County taxes 1/1/2024 to 6/18/2024 @ \$576.79/Year

\$267.06

512. Assessments

513.

514.

515.

516.

517.

518.

519.

520. Total Reduction Amount Due Seller

\$25,789.22

600. Cash At Settlement To/From Seller

601. Gross Amount Due To Seller (line 420)

\$330,000.00

602. Less Deduction in Amt. Due To Seller (line 520)

\$25,789.22

603. Cash

☒ To ☐ From Seller

\$304,210.78

DS

ML

Borrower's Initials:

Sellers's Initials:

Loan Number:

File Number: 2026907

Page 1 of 4

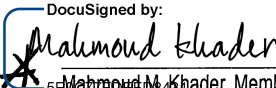
L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$330,000.00 @ 2.00 % = \$6,600.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:		
701. \$6,600.00 to RE/MAX Associates Northeast/Juan (John) Paez, Agent Builder		
702. \$9,900.00 to Keller Williams Professionals/Mufu Adewunmi, Agent		
703. Commission paid at Settlement		\$16,500.00
704.		
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to Stewart Title Company	\$200.00	\$200.00
1102. Abstract or title search		
1103. Title examination		
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees to Jerel Hill (includes above item numbers:)		\$100.00
1108. Title Insurance to Stewart Title Company (includes above item numbers:)		\$2,044.00
1109. Lender's coverage Premium to Stewart Title Company		
1110. Owner's coverage \$330,000.00 Premium \$2,044.00 to Stewart Title Company		
1113. TX Policy Guaranty Fee to Texas Title Policy Guaranty Fee - STC		\$2.00
1114. e Record Fee (Buyer/Borrower) to Stewart Title Company	\$4.07	
1115. e Record Fee (Seller) to Stewart Title Company		\$4.07
1117. Tax Certificate Fee to Stewart Title Company		\$75.78
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$33.00;Mortgage ;Release ;	\$33.00	
1202. County tax/stamps: Deed ;Mortgage ;		
1203. State tax/stamps: Deed ;Mortgage ;		
1204. City tax/stamps: Deed ;Mortgage ;		
1205. Water District Notice to Stewart Title Company		\$33.00
1300. Additional Settlement Charges		
1301. Survey to John Paez	\$375.00	
1302. Pest Inspection		
1308. Builder Warranty to TBD		\$900.00
1315. See Addendum 1315		\$663.31
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$612.07	\$20,522.16


I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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 copy of the HUD-1 Settlement Statement.

BORROWERS

SELLERS

DocuSigned by:


Mahmoud M. Khader, Member



Juan Carlos Paez, Sole Member

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

PATSY PANKEY
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

6/18/2024

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.
If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Supplemental Page
HUD-1 Settlement Statement

Addendum for 1300. Additional Settlement Charges		Buyer	Seller
Addendum 1315			
a. 2023 Water Tax to Catherine Wheeler Tax Assessor Collector WCID # 119			\$123.43
b. 2023 County Taxes/School to Ann Harris Bennett Harris County Tax Assessor-Collector			\$539.88
Total:		\$0.00	\$663.31

NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 2026907

The real property, described below, that you are about to purchase is located in the area of HARRIS COUNTY WCID #119. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$ 0.4000000 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.4000000 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$129,000,000.00 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$68,900.000.00.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$-0-. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas

Seller(s): Champion Heavens Builders LLC

Date: June _____, 2024

Champion Heavens Builders LLC
By: Juan Carlos Paez
Juan Carlos Paez, Sole Member

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this _____ day of June, 2024 by __Juan Carlos Paez__ as __Sole Member__ of Champion Heavens Builders LLC.

Notary Public in and for the State of Texas
My Commission Expires: _____

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Buyer(s): Real Estate Prospective Soulutions LLC

Date: June _____, 2024

Real Estate Prospective Soulutions LLC

By: Mahmoud Khader
Mahmoud M. Khader, Member

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this _____ day of June, 2024 by _Mahmoud M Khader_ as _Member_ of Real Estate Prospective Soulutions LLC.

Notary Public in and for the State of Texas
My Commission Expires: _____

(Note: Correct District name, tax rate, bond amounts, standby fee amount, and legal description are to placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the Notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the Notice may be deleted. For the purposes of the Notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on his behalf may modify the Notice by substitution of the words "January 1, _____" for the words "this date" and place the correct calendar year in the appropriate space.

AFTER RECORDING RETURN TO:
Real Estate Prospective Soulutions LLC
9706 Champion Heavens Drive
Spring, TX 77379

MAVERICK

PO Box 747000 Atlanta GA 30374 • Phone: 727-308-2179

APPLICATION # W10713007

WARRANTY COVERAGE APPLICATION - CORE

THIS APPLICATION IS TO ENROLL YOUR NEW HOME IN MAVERICK'S EXPRESS LIMITED WARRANTY COVERAGE; IT IS NOT YOUR NEW HOME WARRANTY NOR IS IT A SUBSTITUTE FOR YOUR HOMEOWNERS INSURANCE. UNLESS ALL BLANKS ARE COMPLETED, THE APPLICATION IS SIGNED, AND THE WARRANTY FEE IS PAID, YOUR HOME WILL NOT BE ENROLLED.

BUILDER NAME: Champion Heavens Builders LLC

BUILDER NUMBER: 21941

WARRANTY SELECTION

WARRANTY PLAN: 10 Yr Structural Warranty + 1 Yr Workmanship & Materials/2 Yr Systems Warranty
WARRANTY ENROLLMENT FEE: \$ 1,072.50 BB-W8020

NEW HOME TO BE ENROLLED

1. HOMEOWNER LAST NAME:

Solutions

FIRST NAME:

Real Estate Prospective

2. CO-OWNER LAST NAME:

FIRST NAME:

3. NEW HOME ADDRESS:

9706 Champion Heavens Dr

Street Address

4. CITY/STATE/ZIP CODE:

Spring

TX

77379

City

State

Zip Code

5. SUBDIVISION:

Champion Heavens

11

1

Lot#

Block#

6. CLOSING DATE:

6/21/2024

7. BUILT ON HOMEOWNER'S LOT:

No

8. CLOSING CONTRACT PRICE INCLUDING LOT:

\$ 330,000.00

8A. WARRANTY LIMIT:

\$ 330,000.00

PROPERTY SPECIFIC INFORMATION

9. CONSTRUCTION TYPE:

Single Family House

UNIT# (IF CONDOMINIUM)

10. IF TOWNHOUSE/DUPLEX/TRIPLEX/QUADRUPLEX/CONDOMINIUM:

DATE OF CERTIFICATE OF OCCUPANCY FOR MAIN STRUCTURE:

MORTGAGE INFORMATION

11. IS THIS A CASH SALE?:

Yes

12. IF NOT, HOW IS THE HOME FINANCED?:

CERTAIN ITEMS AND EVENTS ARE NOT COVERED BY THIS WARRANTY. PLEASE REFER TO THE SECTION TITLED "EXCLUSIONS" IN THE WARRANTY DOCUMENT. IN FLORIDA, THE HOME WARRANTY MAY NOT PROVIDE LISTING PERIOD COVERAGE FREE OF CHARGE.

SIGNATURES

HOMEOWNER(S) – I/we acknowledge that by signing this application I/we affirm that I/we have read and understand the important Homeowner's Acknowledgement on Page 2 of this application.

HOMEOWNER:

Mahmoud Khader

DATE:

HOMEOWNER EMAIL:

mmkhader@isotopehomes.com

CO-OWNER:

DATE:

CO-OWNER EMAIL:

BUILDER'S REP:

DATE:

PREPARED BY

PRINT NAME:

John Paez

DATE:

6/17/2024

PHONE:

8328591531

FAX:

MAVERICK

PO Box 747000 Atlanta GA 30374 • Phone: 727-308-2179

APPLICATION # W10713007

WARRANTY COVERAGE APPLICATION - CORE

THIS APPLICATION IS TO ENROLL YOUR NEW HOME IN MAVERICK'S EXPRESS LIMITED WARRANTY COVERAGE; IT IS **NOT YOUR NEW HOME WARRANTY** NOR IS IT A SUBSTITUTE FOR YOUR HOMEOWNERS INSURANCE. UNLESS ALL BLANKS ARE COMPLETED, THE APPLICATION IS SIGNED, AND THE WARRANTY FEE IS PAID, YOUR HOME WILL NOT BE ENROLLED.

BUILDER NAME: Champion Heavens Builders LLC

BUILDER NUMBER: 21941

WARRANTY SELECTION

WARRANTY PLAN: 10 Yr Structural Warranty + 1 Yr Workmanship & Materials/2 Yr Systems Warranty
WARRANTY ENROLLMENT FEE: \$ 1,072.50 BB-W8020

NEW HOME TO BE ENROLLED

1. HOMEOWNER LAST NAME: Solutions FIRST NAME: Real Estate Prospective
2. CO-OWNER LAST NAME: FIRST NAME:
3. NEW HOME ADDRESS: 9706 Champion Heavens Dr
Street Address
4. CITY/STATE/ZIP CODE: Spring TX 77379
City State Zip Code
5. SUBDIVISION: Champion Heavens 11 1
Lot# Block#
6. CLOSING DATE: 6/21/2024
7. BUILT ON HOMEOWNER'S LOT: No
8. CLOSING CONTRACT PRICE INCLUDING LOT: \$ 330,000.00 8A. WARRANTY LIMIT: \$ 330,000.00

PROPERTY SPECIFIC INFORMATION

9. CONSTRUCTION TYPE: Single Family House UNIT# (IF CONDOMINIUM)
10. IF TOWNHOUSE/DUPLEX/TRIPLEX/QUADRUPLEX/CONDOMINIUM: DATE OF CERTIFICATE OF OCCUPANCY FOR MAIN STRUCTURE:

MORTGAGE INFORMATION

11. IS THIS A CASH SALE?: Yes 12. IF NOT, HOW IS THE HOME FINANCED?:

CERTAIN ITEMS AND EVENTS ARE NOT COVERED BY THIS WARRANTY. PLEASE REFER TO THE SECTION TITLED "EXCLUSIONS" IN THE WARRANTY DOCUMENT. IN FLORIDA, THE HOME WARRANTY MAY NOT PROVIDE LISTING PERIOD COVERAGE FREE OF CHARGE.

SIGNATURES

HOMEOWNER(S) – I/we acknowledge that by signing this application I/we affirm that I/we have read and understand the important Homeowner's Acknowledgement on Page 2 of this application.

HOMEOWNER: *Mahmoud Khader* DATE:

HOMEOWNER EMAIL: mmkhader@isotopehomes.com

CO-OWNER: DATE:

CO-OWNER EMAIL:

BUILDER'S REP: DATE:

PREPARED BY

PRINT NAME: John Paez DATE: 6/17/2024 PHONE: 8328591531 FAX:

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Sellers: Champion Heavens Builders LLC
Purchasers/Borrowers: Real Estate Prospective Soulutions LLC
From: Stewart Title Company
Date: June _____, 2024
File No.: 2026907

Property Address (Subject Property): 9706 Champion Heavens Drive, Spring, TX 77379

This is to give you notice that Stewart Title Company and/or its associates have a business relationship with the settlement service providers listed below.

Stewart Title Company owns 100% of of Professional Real Estate Tax Service of North Texas, LLC and 100% of Professional Real Estate Tax Service, LLC. Because of these relationships, referrals to either LLC may provide Stewart Title Company with a financial or other benefit.

Set forth below is the **estimated** charge or **range of charges** for the settlement services listed. You are NOT required to use the listed providers as a condition for the settlement of your loan on, or the purchase, sale, or refinance of, the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND BEST RATE FOR THESE SERVICES.

Provider and Settlement Service	Charge or Range of Charges
Professional Real Estate Tax Service tax certificate(s)	\$22.50 to \$90.00

ACKNOWLEDGEMENT

I/We have read this disclosure, and understand that Stewart Title Company and/or its associates is referring me/us to purchase the above described settlement service(s) and may receive a financial or other benefit as the result of these referrals.

Seller(s):

Champion Heavens Builders LLC

By: Juan Carlos Paez
Juan Carlos Paez, Sole Member

Purchaser(s)/Borrower(s):

Real Estate Prospective Soulutions LLC

By: Mahmoud Khader
Mahmoud M. Khader, Member

After signing, please return to Patsy Pankey, 1710 West Lake Houston Parkway, Suite 150, Kingwood, TX 77339, Phone: (281) 359-1280, Fax: (281) 359-9207

TITLE COMPANY DISCLOSURES

File Number: 2026907

Seller (whether one or more): Champion Heavens Builders LLC

Buyer (whether one or more): Real Estate Prospective Soulutions LLC

Lender:

Property:
Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas

Street Address: 9706 Champion Heavens Drive, Spring, TX 77379

By initialing some or all of the following items as may be appropriate for this transaction, each Seller and/or Buyer acknowledges their understanding of the disclosures being made by Stewart Title Company (hereinafter called "Title Company"). Each disclosure is being made to Buyer and Seller on behalf of both Title Company and its title insurance underwriter.

DS

Mk

Buyer's
Initials

1) **WAIVER OF INSPECTION.** In consideration of the issuance by Title Company to Buyer of either an Owner's Policy of Title Insurance (T-1) or a Residential Policy of Title Insurance (T-1R) - (in this document either such policy, unless specifically referred to otherwise, is referred to as the "Owner Title Policy") insuring good and indefeasible title to the Property, except as to be shown in Schedule B of the Owner Title Policy and subject to the terms and conditions of such Owner Title Policy, Buyer hereby waives any obligation on the part of Title Company to inspect the Property.

Buyer agrees to accept an Owner Title Policy containing the Schedule B exception for "Rights of Parties in Possession." "Rights of Parties in Possession" shall mean one or more persons or entities who are themselves actually physically occupying the property or a portion thereof under a claim or right adverse to the insured owner of the Property as shown on Schedule A of the Owner Title Policy. Within the meaning of this exception, "possession" includes open acts or visible evidence of occupancy and any visible and apparent roadway or easement on or across all or any part of the Property, but this exception does not extend to any right, claim, or interest evidenced by a document recorded in the real estate records maintained by the County Clerk of the county in which the Property is located.

However, if the Buyer does not initial this paragraph, the Buyer is indicating the Buyer's refusal to accept an Owner Title Policy containing an exception as to "Rights of Parties in Possession." The Title Company may then require an inspection of the Property and additional charges may be assessed for the reasonable and actual costs of such an inspection. Title Company may make additional exceptions in Schedule B of the Owner Title Policy for matters as revealed by such inspection.

DS

Mk

Buyer's
Initials

2) **RECEIPT OF COMMITMENT.** Buyer hereby acknowledges having received and reviewed a copy of the Commitment for Title Insurance issued in connection with the above referenced transaction and any copies of the documents described therein requested by Buyer. Buyer understands that the Owner Title Policy will contain the exceptions set forth in Schedule B of the Commitment for Title Insurance, together with any additional exceptions to title resulting from the final downdate search of the public records and from the documents involved in this transaction and any additional exceptions for items shown on Schedule C of the Commitment for Title Insurance which have not been resolved.

Buyer's
Initials

3) **UNSURVEYED PROPERTY.** Buyer understands that no survey of the Property has been provided in connection with this transaction and that the Owner Title Policy to be issued to Buyer will not provide title insurance coverage against encroachments and/or protrusions of improvements, boundary conflicts, or other matters that would be found by a current survey.

DS

Mk

Buyer's
Initials

4) **ACCEPTANCE OF SURVEY.** Buyer has received and reviewed a copy of the survey of the Property provided in connection with this transaction.

5(A) **BOUNDARY COVERAGE.** As proposed to be issued, Buyer's Owner Title Policy will contain a general exception to any discrepancies or conflicts in area or boundary lines, and any encroachments, protrusions, or overlapping of improvements. On payment of an additional 5% (T-1R) or 15% (T-1) of the Owner Title Policy premium, policy coverage against these matters is available, subject to Title Company's approval of an acceptable survey of the Property without limiting Title Company's right to take specific exception in the policy to matters disclosed by the survey.

Buyer's
Initials

or

BY INITIALING THE DESIRED LINE IMMEDIATELY BELOW, BUYER/BORROWER DOES SET FORTH TO TITLE COMPANY HIS/HER DESIRES AND INSTRUCTIONS.

- YES - Buyer/Borrower desires the coverage set out above and agrees to pay the promulgated premium for such coverage.
- NO - Buyer/Borrower rejects the coverage set out above and does not agree to pay the premium for such coverage.

5(B) **ENHANCED COVERAGE.** On payment of an additional premium*, enhanced policy coverage against damage to improvements (excluding lawns, shrubbery, or trees) located on the land as a result of the future exercise of any existing right to use the surface of the land for extraction or development of minerals by the owners of a mineral interest, protection against the enforcement of any reversionary rights in or existing violations of restrictive covenants, and existing encroachments that are not excepted to in Schedule B, is available.

Buyer's
Initials

or

BY INITIALING THE DESIRED LINE IMMEDIATELY BELOW, BUYER/BORROWER DOES SET FORTH TO TITLE COMPANY HIS/HER DESIRES AND INSTRUCTIONS:

- YES - Buyer/Borrower desires the coverage set out above and agrees to pay the promulgated premium for such coverage.
- NO - Buyer/Borrower rejects the coverage set out above and does not agree to pay the premium for such coverage.

*T-1R Owner's Title Policy covering Residential Real Property - 10% (if purchased alone) or 5% (if purchased in tandem with the Survey Coverage in 5A above)

*T-1 Owner's Title Policy covering non-residential real property – 15% (if purchased alone) or 10% if purchased in tandem with the Survey Coverage in 5A above)

DS

Mk

Buyer's
Initials

6) **FLOOD-PLAIN/FLOOD HAZARD ACKNOWLEDGEMENT.** Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood-plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land-engineering company, or a private flood-plain consultant.

Seller's Initials
Buyer's Initials
DS
Mk

7) **PROPERTY TAX PRORATIONS.** Property taxes for the current year have been prorated between Buyer and Seller, who each acknowledge and understand that these prorations are based upon (a) the sales price or the most current appraised value available and the most current tax rate available or (b) some other common method of estimation. Seller warrants and represents that there are no past due taxes owed on the Property and if such warranty and representation is untrue, the Seller shall reimburse Title Company, on demand, for any sums paid by the Title Company to pay such taxes, and any related penalty and interest.

Buyer and Seller each agree that, when amounts of the current year's taxes become known and payable (on or about October 1st), they will adjust any changes of the proration and reimbursement between themselves and that Title Company shall have no liability or obligation with respect to these prorations.

Buyer's Initials
DS
Mk

8) **TAX RENDITION AND EXEMPTIONS.** Although the Central Appraisal District (CAD) may independently determine Buyer's new ownership and billing address, Buyer is still obligated by law to "render" the Property for taxation by notifying the CAD of the change in the Property's ownership and of Buyer's proper address for tax billing. Buyer is advised that current year's taxes may have been assessed on the basis of various exemptions obtained by Seller (e.g., homestead or over-65).

It is the Buyer's responsibility to qualify for Buyer's own tax exemptions and to meet any requirements prescribed by the taxing authorities. Buyer acknowledges and understands these obligations and the fact that Title Company assumes no responsibility for future accuracy of CAD records concerning ownership, tax-billing address, or status of exemptions.

Buyer's Initials

9) **HOMEOWNER'S ASSOCIATION.** Buyer acknowledges that if ownership of the Property involves membership in a Homeowner's, Condominium or other Property Owner's Association, to which monthly or annual dues or assessments may be owed, these dues or assessments may be enforceable by a lien against the Property. Buyer understands that the Association (or its managing agent) should be contacted by Buyer immediately to ascertain the exact amount of future dues or assessments. Title Company has made no representations with respect to, such Association's annual budget, pending repairs or deferred maintenance, if any, or other debts of the Association. Buyer accepts sole responsibility to obtain such information and verify its accuracy to Buyer's satisfaction.

Seller's Initials
Buyer's Initials
DS
Mk

10) **CLOSING DISCLAIMER.** Seller and Buyer each acknowledge and understand that the above referenced transaction has not yet "closed." Any change in possession of the Property takes place at Buyer's and Seller's own risk. This transaction is not "closed" until:
A) All Title requirement are completed to the satisfaction of Title Company;
B) All necessary documents are properly executed, reviewed, and accepted by the parties to this transaction and by Title Company; and,
C) All funds are collected and delivered to and accepted by the parties to whom they are due.

Seller's Initials
Buyer's Initials

11) **IRS REPORTING.** Seller acknowledges having received at closing a copy of the Substitute Form 1099-S. In accordance with federal tax regulations, this information will be furnished to the Internal Revenue Service.

Seller's Initials
Buyer's Initials
DS
Mk

12) **ERRORS AND OMISSIONS.** In the event that any of the documents prepared in connection with the closing of this transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of the Title Company, or to a mutual mistake on the part of the Title Company and/or the Seller and/or the Buyer, the undersigned agree to execute, in a timely manner, such correction documents as Title Company may deem necessary to remedy such inaccuracy or misstatement.

Buyer's
Initials

Buyer's
Initials

13) **ATTORNEY REPRESENTATION AND NOTICE.** Buyer may wish to consult an attorney to discuss the matters shown on Schedule B or C of the Commitment for Title Insurance that was issued in connection with this transaction. These matters will affect the title and use of the Property. The Title Insurance Policy will be a legal contract between Buyer and the underwriter. Neither the Commitment for Title Insurance nor the Title Insurance Policy are abstracts of title, title reports or representations of title. They are contracts of indemnity. No representation is made that your intended use of the Property is allowed under law or under the restrictions or exceptions affecting the property.

14) **PRIVACY CONSENT.** The undersigned hereby authorize Title Company to provide copies of any closing statements, loan documents, financial information, commitments, approval letters, appraisals, inspection reports, insurance policies, contracts, payoffs, transaction documents, and other nonpublic personal information in connection with our transaction to the real estate broker and real estate agent.



Seller's
Initials

Seller(s):

Date: June _____, 2024

Champion Heavens Builders LLC

By: Juan Carlos Paez
Juan Carlos Paez, Sole Member

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this _____ day of June, 2024 by Juan Carlos Paez as Sole Member of Champion Heavens Builders LLC.

Notary Public in and for the State of Texas
My Commission Expires: _____

Buyer(s):

Date: June _____, 2024

Real Estate Prospective Soulutions LLC

DocuSigned by:
By: Mahmoud Khader
Mahmoud M. Khader, Member

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this _____ day of June, 2024 by Mahmoud M Khader as Member of Real Estate Prospective Soulutions LLC.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEY ACCEPTANCE LETTER

File No.: 2026907

Date: June _____, 2024

Re: Lot 11, in Block 1, of CHAMPION HEAVENS SUBDIVISION, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 618037 of the Map Records of Harris County, Texas

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated May 18, 2024, made by Piotr A. Debski, Registered Public Surveyor No. 5902, and I/We am/are aware of the following:



New Survey provided and approved with exception to the home being into 14' Utility Easement in the back of property -- Fence does not follow property line

I/We hereby have no objections to these matters, and hereby indemnify and hold Stewart Title Company harmless with regard to same from any liability arising from the above mentioned items.

Real Estate Prospective Soulutions LLC

DocuSigned by:



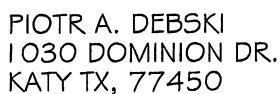
By: Mahmoud Khader
Mahmoud M. Khader, Member

A LAND TITLE SURVEY OF
LOT 11, BLOCK 1
CHAMPION HEAVENS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED
UNDER FILM CODE NO. 618037
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

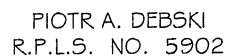


- 1) ALL THE BEARINGS SHOWN HEREON ARE REFERENCED AS PER RECORDED PLAT
- 2) THE WATER EASEMENT AS RECORDED UNDER L511001 DOES NOT AFFECT THE SUBJECT TRACT
- 3) SUBJECT TO BLANKET EASEMENT FOR CERTAIN UTILITIES, AS PER HCCF NO. RP-2023-303754
- 4) SUBJECT TO AN AGREEMENT FOR UNDERGROUND UTILITIES, AS PER HCCF NO. RP-2023-309982
- 5) THE HLP EASEMENT RECORDED UNDER HCCF VOL. 3771, PG. 727 DOES NOT AFFECT THE SUBJECT TRACT

5F0C77FDFFD8431



*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR
FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON
F.E.M.A. FLOOD INSURANCE RATE PANEL NO:
48201C0245M, DATED: 10-16-2013



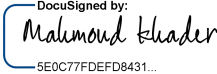
DIR 832-878-6760
piod@sbcglobal.net
piodusek@gmail.com

Certificate Of Completion

Envelope Id: C766F2C1276C476FB1CC8EC44AC5B596		Status: Completed
Subject: Complete with DocuSign: 9706 Champion Heavens.pdf		
GF#: 2026907		
Source Envelope:		
Document Pages: 15	Signatures: 8	Envelope Originator:
Certificate Pages: 2	Initials: 11	Denise Lynne Anderson
AutoNav: Enabled		1360 Post Oak Blvd #100
Envelope Stamping: Disabled		Houston, TX 77056
Time Zone: (UTC-06:00) Central Time (US & Canada)		Denise.Lynne.Anderson@stewart.com
		IP Address: 161.69.54.14

Record Tracking

Status: Original	Holder: Denise Lynne Anderson	Location: DocuSign
6/24/2024 4:15:59 PM	Denise.Lynne.Anderson@stewart.com	

Signer Events	Signature	Timestamp
Mahmoud Khader mmkhader@isotopehomes.com Mahmoud M Khader Security Level: Email, Account Authentication (None)	<div>DocuSigned by:  5E0C77FDEFD8431...</div> Signature Adoption: Pre-selected Style Using IP Address: 99.53.97.15	Sent: 6/24/2024 4:23:34 PM Viewed: 6/24/2024 5:15:13 PM Signed: 6/24/2024 5:16:45 PM

Electronic Record and Signature Disclosure:
Accepted: 6/24/2024 5:15:13 PM
ID: dc6aed84-afdb-4033-97c7-6825cff4c507
Company Name: Stewart Title Company

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/24/2024 4:23:34 PM
Certified Delivered	Security Checked	6/24/2024 5:15:13 PM
Signing Complete	Security Checked	6/24/2024 5:16:45 PM
Completed	Security Checked	6/24/2024 5:16:45 PM
Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

All communications in either electronic or paper format from Stewart to you will be considered “in writing.” If you prefer, you may receive information and sign Transaction documents by electronic means. To do this, Stewart requires your general consent to use Electronic Communications and Electronic Signatures in connection with Transaction. You can consent to receive these materials electronically using e-mails and Electronic Communications by signing below. Please know that you are not obligated to sign electronically; electronic signatures are for your convenience.

You have the right to have any Transaction document and communication provided in paper form by contacting Stewart.

You have the right to withdraw your consent by contacting Stewart. Further contact details are provided in the attached consent form. However, any documents you signed electronically before you withdrew your consent will be considered legally valid and enforceable.