

Chicago Title of Texas, LLC

23541 Westheimer Parkway, Suite 240, Katy, TX 77494
Phone: (281)398-3036 | Fax: (281)392-3052

SELLER'S STATEMENT

Settlement Date: March 31, 2020

Disbursement Date: March 31, 2020

Borrower: Mario Reyna
7930 Lawnwood
Houston, TX 77086

Seller: Real Estate Solid Solutions LLC
7619 TRAILING OAKS DR
Spring, TX 77379

Property: 11935 Sonora Springs Dr.
Tomball, TX 77375
Lot(s): 25 Unit(S): Block: 4 Northpointe East Section: 1

Escrow Number: CTT20719241

Escrow Officer: Dionne Blunt

| | | \$ | DEBITS | \$ | CREDITS |
|---|---|--|------------|----|------------|
| FINANCIAL CONSIDERATION | | | | | |
| Sale Price of Property | | | | | 195,000.00 |
| Seller Credit | | | 3,000.00 | | |
| PRORATIONS/ADJUSTMENTS | | | | | |
| HOA Prorations / Credit Seller Annually 04/01/20-12/31/20 (\$500.00 / 366 X 275 days) at \$500.00 | | | | | 375.68 |
| Option Fee | | | 100.00 | | |
| County Taxes at \$4,670.77 01/01/20-04/01/20 (\$4,670.77 / 366 X 91 days) | | | 1,161.31 | | |
| COMMISSIONS | | | | | |
| Listing Agent Commission | Champions Real Estate Group, LLC | | 5,850.00 | | |
| | \$195,000.00 @ 3.0000% = \$5,850.00 - Champions Real Estate Group, LLC | | | | |
| Selling Agent Commission | Rocket Realtors, LLC | | 5,850.00 | | |
| | \$195,000.00 @ 3.0000% = \$5,850.00 - Rocket Realtors, LLC | | | | |
| TITLE & ESCROW CHARGES | | | | | |
| Title - eRecording Fee - FBO CSC e-Recording Services, Inc. | | Chicago Title of Texas, LLC | 3.20 | | |
| Title - Tax Cert | | National Tax Net | 71.00 | | |
| Title - Owner's Title Insurance | | Chicago Title of Texas, LLC | 1,333.00 | | |
| Title - State of Texas Policy Guaranty Fee | | Texas Title Insurance Guaranty Association | 2.00 | | |
| Policies to be issued: | | | | | |
| Owners Policy | | | | | |
| Coverage: \$195,000.00 Premium: \$1,333.00 Version: Texas Residential Owner Policy of Title Insurance One-To-Four Family Residences (T-1R) - 2014 | | | | | |
| GOVERNMENT CHARGES | | | | | |
| Recording Fees (\$124.00) | | Chicago Title of Texas, LLC | 24.00 | | |
| MISCELLANEOUS CHARGES | | | | | |
| Doc Prep Fee | | The Laird Law Firm, P.C. | 90.00 | | |
| Home Warranty | | American Home Shield | 400.00 | | |
| Subtotals | | | 17,884.51 | | 195,375.68 |
| Balance Due TO Seller | | | 177,491.17 | | |
| TOTALS | | | 195,375.68 | | 195,375.68 |

APPROVED and ACCEPTED

Borrower and Seller understand 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. Borrower and Seller understand that tax and insurance prorations 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 Borrower and Seller direct. The undersigned hereby authorizes Chicago Title of Texas, LLC 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. understand 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. The Lender involved may be furnished a copy of this Statement. The undersigned hereby authorizes Chicago Title of Texas, LLC to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of loan funds in the amount shown above and a receipt of a copy of this Statement.

I have carefully reviewed the 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 copy of the Settlement Statement.

SELLER:

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title of Texas, LLC
Settlement Agent

Closing Disclosure

Closing Information

Date Issued 03/30/2020
Closing Date 03/31/2020
Disbursement Date 03/31/2020
Settlement Agent Chicago Title of Texas, LLC
File # CTT20719241
Property 11935 Sonora Springs Dr.
Tomball, TX 77375

Sale Price \$195,000

Summaries of Transactions

SELLER'S TRANSACTION

| | |
|---|---------------------|
| M. Due to Seller at Closing | \$195,375.68 |
| 01 Sale Price of Property | \$195,000.00 |
| 02 Sale Price of Any Personal Property Included in Sale | |
| 03 HOA Prorations / Credit Sell 04/01/20-12/31/20 | \$375.68 |
| 04 | |
| 05 | |
| 06 | |
| 07 | |
| 08 | |

Adjustments for Items Paid by Seller in Advance

| | |
|--------------------|--|
| 09 City/Town Taxes | |
| 10 County Taxes | |
| 11 Assessments | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |

N. Due from Seller at Closing **\$17,884.51**

| | |
|---|-------------|
| 01 Excess Deposit | |
| 02 Closing Costs Paid at Closing (J) | \$12,409.20 |
| 03 Existing Loan(s) Assumed or Taken Subject to | |
| 04 Payoff of First Mortgage Loan | |
| 05 Payoff of Second Mortgage Loan | |
| 06 Title Insurance Premium Adjustment | \$1,214.00 |
| 07 | |
| 08 Seller Credit | \$3,000.00 |
| 09 Option Fee | \$100.00 |
| 10 | |
| 11 | |
| 12 | |
| 13 | |

Adjustments for Items Unpaid by Seller

| | |
|-----------------------------------|------------|
| 14 City/Town Taxes | |
| 15 County Taxes 01/01/20-04/01/20 | \$1,161.31 |
| 16 Assessments | |
| 17 | |
| 18 | |
| 19 | |

CALCULATION

| | |
|--------------------------------------|--------------|
| Total Due to Seller at Closing (M) | \$195,375.68 |
| Total Due from Seller at Closing (N) | -\$17,884.51 |

Cash ☐ **From** ☒ **To Seller** **\$177,491.17**

Transaction Information

Borrower Mario Reyna
7930 Lawnwood
Houston, TX 77086

Seller Real Estate Solid Solutions LLC
7619 TRAILING OAKS DR
Spring, TX 77379

Contact Information

REAL ESTATE BROKER (B)

| | |
|------------------------------|---|
| Name | Rocket Realtors, LLC |
| Address | 13831 Northwest Freeway, Ste 101 Houston, TX 77040 |
| TX License ID | 560271 |
| Contact | Ramina Archer |
| Contact TX License ID | 504616 |
| Email | ramina@rocketrealtors.com |
| Phone | (281)808-1456 |

REAL ESTATE BROKER (S)

| | |
|------------------------------|--|
| Name | Champions Real Estate Group, LLC |
| Address | 6117 Richmond Ave. Ste. 120 Houston, TX 77057 |
| TX License ID | 0544462 |
| Contact | Abe Abdouh |
| Contact TX License ID | 569182 |
| Email | abeabdouh@aol.com |
| Phone | 281-391-6666 |

SETTLEMENT AGENT

| | |
|------------------------------|---|
| Name | Chicago Title of Texas, LLC |
| Address | 23541 Westheimer Parkway, Suite 240 Katy, TX 77494 |
| TX License ID | 1877372 |
| Contact | Dionne Blunt |
| Contact TX License ID | 1877895-614417 |
| Email | dionne.blunt@ctt.com |
| Phone | |

Confirm Receipt

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

Closing Cost Details

| Loan Costs | Seller-Paid | |
|---|-------------|----------------|
| | At Closing | Before Closing |
| A. Origination Charges | | |
| 01 % of Loan Amount (Points) | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |
| 07 | | |
| 08 | | |
| B. Services Borrower Did Not Shop For | | |
| 01 | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |
| 07 | | |
| 08 | | |
| 09 | | |
| 10 | | |
| C. Services Borrower Did Shop For | | |
| 01 | | |
| 02 Title - eRecording Fee - FBO CSC e-Recording Services, Inc. to Chicago Title of Texas, LLC | \$3.20 | |
| 03 | | |
| 04 | | |
| 05 | | |
| 06 | | |
| 07 | | |
| 08 | | |
| 09 | | |
| 10 | | |
| 11 Title - Tax Cert to National Tax Net | \$71.00 | |

Other Costs

| E. Taxes and Other Government Fees | | | |
|---|----------------------------------|-------------|--|
| 01 Recording Fees | Deed: \$24.00 Mortgage: \$100.00 | \$24.00 | |
| 02 | | | |
| F. Prepaids | | | |
| 01 | | | |
| 02 Mortgage Insurance Premium (mo.) | | | |
| 03 | | | |
| 04 Property Taxes (mo.) | | | |
| 05 | | | |
| G. Initial Escrow Payment at Closing | | | |
| 01 | | | |
| 02 Mortgage Insurance | | | |
| 03 | | | |
| 04 | | | |
| 05 | | | |
| 06 | | | |
| 07 | | | |
| 08 | | | |
| H. Other | | | |
| 01 Doc Prep Fee to The Laird Law Firm, P.C. | | \$90.00 | |
| 02 | | | |
| 03 Home Warranty to American Home Shield | | \$400.00 | |
| 04 Listing Agent Commission to Champions Real Estate Group, LLC | | \$5,850.00 | |
| 05 Selling Agent Commission to Rocket Realtors, LLC | | \$5,850.00 | |
| 06 | | | |
| 07 Title - Owner's Title Insurance to Chicago Title of Texas, LLC | | \$119.00 | |
| 08 Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association | | \$2.00 | |
| J. TOTAL CLOSING COSTS | | \$12,409.20 | |

Closing Disclosure - Attachment

Borrower: Mario Reyna
7930 Lawnwood
Houston, TX 77086

Seller: Real Estate Solid Solutions LLC
7619 TRAILING OAKS DR
Spring, TX 77379

Settlement Agent: Chicago Title of Texas, LLC
23541 Westheimer Parkway, Suite 240
Katy, TX 77494
(281)398-3036

Closing Date: March 31, 2020

Disbursement Date: March 31, 2020

Property Location: 11935 Sonora Springs Dr.
Tomball, TX 77375

| Prorated Items | | | Seller | Seller |
|--|--|----------|----------|-------------|
| | Proration | Amount | Paid at | Paid Before |
| | Date | Prorated | Closing | Closing |
| Seller's Transactions-Due to Seller at Closing | | | | |
| M.03 | 03/31/20 | \$500.00 | \$375.68 | |
| | HOA Prorations / Credit Seller | | | |
| | 04/01/20-12/31/20 | | | |
| | Buyer pays 275 Days of 366, Seller pays 91 Days of 366 | | | |
| Line M.03 Prorated Item Total: | | | \$375.68 | \$0.00 |

Additional Disbursements from Broker's Commissions

| Payee | Description |
|----------------------------------|--------------------------|
| Rocket Realtors, LLC | |
| Rocket Realtors, LLC | Selling Agent Commission |
| Champions Real Estate Group, LLC | |
| Champions Real Estate Group, LLC | Listing Agent Commission |

Confirm Receipt

By signing, you are only confirming that you have received this form.

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

Date

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
COUNTY OF **HARRIS** § KNOW ALL MEN BY THESE PRESENTS:

THAT REAL ESTATE SOLID SOLUTIONS LLC, hereinafter referred to as “Grantor” (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by, **MARIO REYNA, A SINGLE MAN**, whose address is _____, hereinafter referred to as “Grantee” (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of **\$191,468.00**, bearing even date herewith, payable to the order of **SECURITY NATIONAL MORTGAGE COMPANY** hereinafter called “Mortgagee,” bearing interest at the rate therein provided; said Note containing an attorney’s fee clause and acceleration of maturity clause in case of default, and being secured by Vendor’s Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to **ALLAN B. POLUNSKY, TRUSTEE**; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens;

And Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property owned by Grantor, to-wit:

Lot 25, in Block 4, of NORTHPOINTE EAST, SECTION 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 431065 of the map and/or plat records of Harris County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

All taxes assessed against the Property for the current year have been prorated between the parties, and Grantee hereby assumes and agrees to pay such taxes in full.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, restrictions, easements, covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms thereof, when this Deed shall become absolute, which Vendor's Lien and superior title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above.

The contract covering the sale and purchase of the herein described and conveyed property between Grantor as the seller and Grantee as the buyer may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the _____ day of _____, 20____.

REAL ESTATE SOLID SOLUTIONS LLC

(Signature)
Printed Name: _____
Title: _____

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____,
of **REAL ESTATE SOLID SOLUTIONS LLC** on behalf of said **LIMITED LIABILITY COMPANY**.

Notary Public

Grantee's Mailing Address and Return Address:
MARIO REYNA

Prepared by:
The Laird Law Firm, P.C.
1512 Heights Blvd.
Houston, Texas 77008

IMPORTANT NOTICE

TO ALL TITLE COMPANY CLOSERS:

- a. If applicable, please fill in the Seller/Lender's (Beneficiaries) address (including county) where indicated in the Deed of Trust and/or Deed of Trust to Secure Assumption.
- b. If applicable, please fill in Grantee's address (complete with zip code) on the Deed.
- c. If applicable, please fill in the Payee's and Maker's addresses (complete with zip code) on the Note.
- d. Please return the signed original of this notice to The Laird Law Firm, P.C., at the address set forth below.
- e. Please date the documents and fill in the payment dates and/or maturity dates on the Note, as required.

TO ALL PARTIES TO THIS TRANSACTION:

The documents listed on the attached invoice were prepared by The Laird Law Firm, P.C., at the request and direction of title company handling this closing and/or the parties to this transaction and were not prepared with the intent to provide legal representation to any one party in this transaction. Should the transaction be in assumption of (or subject to) any existing financing and should such contain so-called "Due on Sale" or like clauses, you should obtain the consent or waiver of the holder(s) of the existing financing to the transaction; failure to so do may give the holder of such financing the right to accelerate the maturity of such financing. The Laird Law Firm, P.C., has acted herein solely as a scrivener and, even though one party is billed for and may be obligated to pay our fee, we accept no responsibility for representing any such party. The fee is intended to provide fair compensation to The Laird Law Firm, P.C., taking into consideration the time and labor required, the complexities of the questions involved and the skill required to perform such services. Other considerations include the expertise of The Laird Law Firm, P.C. in the complexities of real estate practices, the necessary overhead associated with the rendering of the said services and the assumption of risk by The Laird Law Firm, P.C. in the rendering of said Services. All parties may, at their own expense, engage an attorney of their own selection to represent their interest in this transaction.

The undersigned recognize to the extent that the liens created in this transaction encumber the Buyer\Borrower's homestead property and to the extent such liens do not represent original purchase money financing (or the refinancing of the unpaid balance thereof) mechanic\materialmen's lien(s) signed prior to the commencement of work and delivery of material (or the refinancing of the unpaid balance thereof), or payment of taxes, the same may not be valid against such homestead property.

Thank you.
Jeffery Laird
1512 Heights Blvd.
Houston, TX 77008
Phone: 713-881-9516

WE, THE UNDERSIGNED, ACKNOWLEDGE READING THE ABOVE NOTICE AND FULLY UNDERSTAND THE SAME.

Signed this _____ day of _____, 20____.

SELLER/LENDER:

BUYER/BORROWER:

REAL ESTATE SOLID SOLUTIONS LLC

MARIO REYNA

GF No.: CTT20719241

NOTICE TO PURCHASER
(Water Code §49.452)

GF No.: CTH-KT-CTT20719241

"The real property, described below, that you are about to purchase is located in the Harris County MUD #368 District. 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 \$0.6800 per \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.0000 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issues 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 \$95,000,000.00, 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 from property taxes is \$67,460,000.00."

"The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage 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 \$0.00. An unpaid standby fee is a 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."

(if applicable, check box below)

- ☐ "The district is located in whole or in part within the corporate boundaries of the City of Tomball. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district."
- ☐ "The district is located in whole or in part in the extraterritorial jurisdiction of the City of Tomball. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved."

"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 utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows."

Lot 25, in Block 4, of NORTHPOINTE EAST, SECTION 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 431065 of the map and/or plat records of Harris County, Texas.

Real Estate Solid Solutions LLC

BY: _____ Date _____
Mahmoud Khader

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHED 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.



NOTICE TO PURCHASER
(Continued)

"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."

Mario Reyna

Date

"(Note: Correct district name, tax rate, bond amounts, and legal description are to be 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 of the district's most recent projected rate of tax 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 the seller's 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."

State of Texas

County of Ft. Bend

This instrument was acknowledged before me on March 31, 2020 by Mario Reyna.

(Personalized Seal)

Dionna H. Blunt, Notary Public for the State of Texas
My Commission Expires: _____

State of Texas

County of Ft. Bend

This instrument was acknowledged before me on March 31, 2020 by Mahmoud Khader as _____ of Real Estate Solid Solutions LLC, a corporation, on behalf of said corporation.

(Personalized Seal)

Dionna H. Blunt, Notary Public for the State of Texas
My Commission Expires: _____



TAX AGREEMENT

Date: March 31, 2020
GF#: CTH-KT-CTT20719241
Property: 11935 Sonora Springs Dr., Tomball, TX 77375

We, the undersigned, hereby acknowledge that the tax prorations on the above captioned file were based on the most accurate information available at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to Chicago Title of Texas, LLC, upon notification.

Purchaser recognizes their responsibility for current year taxes. Further, purchaser agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

The Appraisal District assesses property values for the current year as of the beginning of the year. Seller(s) assume no responsibility for the assessed value for the current year. It is the purchaser(s) responsibility, should they so desire, to protest such assessed value if the allowed time for such protests have not expired.

It is hereby agreed between the parties that should the actual taxes for the current year differ, all adjustments will be handled directly between the Seller(s) and Purchaser(s).

By the execution hereof, Buyer(s) and Seller(s) acknowledge that: (i) the tax information obtained by Chicago Title of Texas, LLC was procured only for the benefit of Chicago Title of Texas, LLC and only for the purpose of determining the insurability of the property, (ii) that no party other than Chicago Title of Texas, LLC is entitled to rely on such information, and (iii) that the tax information and prorations have been provided to the Buyer(s), Seller(s), and Lender(s) as a courtesy only. Buyer and Seller hereby release Chicago Title of Texas, LLC from all liability and claims for damages resulting from proration of taxes in this transaction.

We agree that Chicago Title of Texas, LLC shall not be held responsible for such tax prorations in any event.

SELLER(S)

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

PURCHASER(S)

Mario Reyna





Chicago Title of Texas, LLC

23541 Westheimer Parkway, Suite 240

Katy, TX 77494

Phone (281)398-3036 * Fax (281)392-3052

Date: March 31, 2020

GF#: CTH-KT-CTT20719241

Property: 11935 Sonora Springs Dr., Tomball, TX 77375

BUYER AND SELLER ADDRESS INFORMATION SHEET

BUYER NAME(S): Mario Reyna

BUYER'S ADDRESS: _____

WORK PHONE NO. (1): _____

WORK PHONE NO. (2): _____

HOME PHONE NO.: _____

MOBILE PHONE NO. (1): _____

MOBILE PHONE NO. (2): _____

EMAIL ADDRESS (1): _____

EMAIL ADDRESS (2): _____

SELLER NAME(S): Real Estate Solid Solutions LLC

SELLER'S ADDRESS: _____

WORK PHONE NO. (1): _____

WORK PHONE NO. (2): _____

HOME PHONE NO.: _____

MOBILE PHONE NO. (1): _____

MOBILE PHONE NO. (2): _____

EMAIL ADDRESS (1): _____

EMAIL ADDRESS (2): _____

**PLEASE RETURN RECORDED DOCUMENTS AND TITLE POLICIES
TO THE ABOVE ADDRESSES.**

ERRORS AND OMISSIONS AGREEMENT

Date: March 31, 2020
GF#: CTH-KT-CTT20719241
Property: 11935 Sonora Springs Dr., Tomball, TX 77375

I, the undersigned Buyer(s) and/or Seller(s), acknowledge that errors sometimes occur in closing documents and disbursements. Further, I acknowledge that I intend for all documentation and disbursements for this transaction to be accurate.

Accordingly, I agree that I will cooperate in initialing, re-executing and redelivering any closing documents and in correcting any disbursements, charges and credits reflected on the closing statement where such corrective action is deemed necessary or desirable in the reasonable discretion of Chicago Title of Texas, LLC or the lender in this transaction.

If more than one person signs the Agreement, "I" shall mean each person who signs.

BUYER(S):

Forwarding Address or Other Address
Where Signatories May Be Reached:

Mario Reyna

Home Phone Number: _____

Business Phone Number: _____

SELLER(S):

Forwarding Address or Other Address
Where Signatories May Be Reached:

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

Home Phone Number: _____

Business Phone Number: _____

Texas Disclosure

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Form T-64

Closing Information

Closing Disclosure

Issued Date:

Closing Date: 3/31/2020

GF #: CTT20719241

Sales Price: \$195,000

Loan Amount: \$191,468

Transaction Information

Property Address: 11935 Sonora Springs Dr.
Tomball, TX 77375

Borrower(s): Mario Reyna

Address(es): 7930 Lawnwood
Houston, TX 77086

Seller(s): Real Estate Solid Solutions LLC

Address(es): 7619 TRAILING OAKS DR
Spring, TX 77379

Lender and Settlement Agent

Lender: Security National Mortgage Company

Address: 5300 South 360 West #150
Murray, UT 84123

Settlement Agent: Chicago Title of Texas, LLC

Address: 23541 Westheimer Parkway, Suite 240
Katy, TX 77494

Title Insurance Premiums

If you are buying both an owner's policy and a loan policy, the title insurance premiums on this form might be different than the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the loan policy premium will probably be higher. If you add the two policies' premiums on the Closing Disclosure together, however, the total should be the same as the total of the two premiums on this form.

The premiums are different on the two forms because the Closing Disclosure is governed by federal law, while this form is governed by Texas law. The owner's policy and loan policy premiums are set by the Texas commissioner of insurance. When you buy both an owner's policy and a loan policy in the same transaction, you are charged the full premium for the owner's policy but receive a discount on the loan policy premium. Federal and Texas law differ on where the discount is shown. Texas law requires the discount to be reflected in the loan policy premium, while federal law requires the discount to be reflected in the owner's policy premium.

| | | |
|---|-------------------------------|-------------|
| Title Agent: Chicago Title of Texas, LLC | Owner's Policy Premium | \$ 1,333.00 |
| | Loan Policy Premium | \$ 100.00 |
| Underwriter: Chicago Title Insurance Company | Endorsements | \$ 140.70 |
| | Other | \$ 0.00 |
| | TOTAL | \$ 1,573.70 |

Of this total amount: 15% will be paid to the Underwriter; the Title Agent will retain 85%; and the remainder of the premium will be paid to other parties as follows:

| Amount (\$ or %) | To Whom | For Services |
|------------------|---------|--------------|
| | | |
| | | |
| | | |
| | | |

Texas Disclosure

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Form T-64

Fees Paid to Settlement Agent

Fees Paid to Settlement Agent on the Closing Disclosure include:

| | | | |
|---|--------|---|-------|
| Title - Courier Fee | 18.00 | Title - eRecording Fee - FBO CSC e-Recording Services, Inc. | 6.40 |
| Title - Escrow Fee | 450.00 | Title - Not Yet Due and Payable Tax Amendment | 5.00 |
| Title - State of Texas Policy Guaranty Fee | 2.00 | Title - T-17 Planned Unit Developmen | 25.00 |
| Title - T-19 Restrictions, Encroachments, Minerals Endorsement (Residential Mtg) - 2014 | 65.70 | Title - State of Texas Policy Guaranty Fee | 2.00 |
| Title - T-30 Amendment of Tax Exception (T-30, T-3 or deletion) | 20.00 | Title - T-36 Environmental Protection Lien Endorsement | 25.00 |

Real Estate Commission Disbursement

Portions of the Real Estate Commissions disclosed on the Closing Disclosure will be disbursed to:

| | |
|----------------------------------|--|
| Champions Real Estate Group, LLC | |
| Rocket Realtors, LLC | |

Other Disclosures

Although not required, this section may be used to disclose individual recording charges included on Line 01 of Section E of the Closing Disclosure, or to disclose a breakdown of other charges that were combined on the Closing Disclosure:

| Document Name | Recording Fee |
|--------------------------------|---------------------------------------|
| Mortgage/Deed of Trust | 60.00 |
| Deed | 24.00 |
| Closing Disclosure Charge Name | Included in Closing Disclosure Charge |
| | |

Texas Disclosure

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Form T-64

The Closing Disclosure was assembled from the best information available from other sources. The Settlement Agent cannot guarantee the accuracy of that information.

Tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or are estimates for current year. If there is any change for the current year, all necessary adjustments must be made directly between Seller and Borrower, if applicable.

I (We) acknowledge receiving this Texas Disclosure and the Closing Disclosure. I (We) authorize the Settlement Agent to make the expenditures and disbursements on the Closing Disclosure and I (we) approve those payments. If I am (we are) the Borrower(s), I (we) acknowledge receiving the Loan Funds, if applicable, in the amount on the Closing Disclosure.

Borrower: Mario Reyna

Seller: Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

Settlement Agent:
Chicago Title of Texas, LLC

By: _____
Escrow Officer

DEBTS LIENS AND POSSESSION AFFIDAVIT

Date: March 31, 2020
GF#: CTH-KT-CTT20719241
Title Company: Chicago Title of Texas, LLC
(including address) 23541 Westheimer Parkway, Suite 240, Katy, TX 77494
Underwriter: Chicago Title Insurance Company
(including address) P.O. Box 45023, Jacksonville, FL 32232-5023
Seller: Real Estate Solid Solutions LLC
Affiant: Mahmoud Khader
Property: 11935 Sonora Springs Dr., Tomball, TX 77375

Affiant on oath swears that the following statements are true:

1. There are no parties occupying, renting, leasing, residing or possessing the Property or any portion thereof, nor is Affiant aware of any parties claiming title to the subject Property or any portion thereof by reason of adverse possession, except the following (if none, insert none below):

2. There are no unpaid debts for any personal property or fixtures that are located on the Property, and no such items have been purchased on time payment contracts, and there are no security interests on such property secured by financing statements, security agreements, or otherwise, except the following (if none, insert none below):

3. ☐ There have been no improvements or repairs constructed on the Property within the preceding five (5) months.
☐ There have been improvements or repairs constructed on the Property within the preceding five (5) months, but said improvements or repairs have been completed and all labor and materials used in the construction of improvements or repairs on the Property have been fully paid and satisfied, except the following (if none, insert none below):

4. There are no loans or liens (including federal tax liens, state tax liens and judgment liens), unpaid taxes (ad valorem, state or federal), assessments, and/or homeowners' association dues, or other charges of any kind on or against the Property, except the following (if none, insert none below):

AFFIANT UNDERSTANDS THAT THE PAYOFF AMOUNT(S) ON LOANS AND LIENS LISTED ABOVE ARE IN ACCORDANCE WITH STATEMENTS GIVEN BY THE SECURED PARTY AND SHOULD THE SECURED PARTY REQUIRE ANY ADDITIONAL AMOUNT IN ORDER TO RELEASE SAID LOANS, AFFIANT (AND OWNER/BORROWER IF OWNER/BORROWER IS AN ENTITY) AGREES TO PAY THAT ADDITIONAL AMOUNT AND HOLD ESCROW AGENT AND ITS UNDERWRITER HARMLESS FROM SUCH ADDITIONAL AMOUNT AND ANY OTHER LIEN NOT SPECIFICALLY REFERENCED ABOVE.

5. There are no paving liens of any kind or character or paving claims outstanding against the Property, and no petitions have been signed for the paving of any street or alley adjoining the Property, and Affiant knows of no petitions being circulated for pavement of the streets, alley or sidewalks adjacent to the Property.
6. There are no lawsuits or claims pending against Owner/Borrower, except the following (if none, insert none below):



DEBTS LIENS AND POSSESSION AFFIDAVIT
(Continued)

7. Affiant realizes these representations are made to induce the Title Company and its underwriter to insure the title to the subject Property and that the Title Company and its underwriter are relying upon the truth of said statements. In consideration thereof, Affiant/Owner/Borrower hereby agrees to indemnify and hold harmless Title Company and its underwriter, their successors and assigns, from any claims, costs, damages, causes of action, expenses and attorney fees in any way arising from the inaccuracy of the above representations. Affiant further recognizes that any false or fraudulent representations knowingly made in this Affidavit may subject Affiant/Owner/Borrower to criminal liability.
8. For the purposes of this affidavit, where the context requires: (i) the singular shall include the plural; (ii) the plural shall include the singular; and (iii) the use of any gender shall include all genders.

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

State of Texas

County of Ft. Bend

Sworn to and subscribed before me on March 31, 2020 by Mahmoud Khader as _____ of
Real Estate Solid Solutions LLC, a corporation, on behalf of said corporation.

(Personalized Seal)

Notary Public's Signature





Chicago Title of Texas, LLC
3700 Buffalo Speedway, Suite 400
Houston, TX 77098
Phone (713)659-1411

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(Exhibit D in 24 CFR §3500)

Date: March 31, 2020
To: Real Estate Solid Solutions LLC
Property: 11935 Sonora Springs Dr., Tomball, TX 77375

This is to give you notice that Chicago Title of Texas, LLC, a subsidiary of Fidelity National Financial, Inc. has a business relationship with the settlement service providers listed below to which you have been referred. Each of the companies listed below is One-Hundred Percent (100%) owned directly or indirectly by Fidelity National Financial, Inc. Because of this relationship, this referral may provide Chicago Title of Texas, LLC 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 consummation of the transaction involving the above referenced property.

| Settlement Service Provider: | Type of Settlement Provided: | Range of Charges: |
|-------------------------------------|-------------------------------------|---|
| National TaxNet | Tax Information | \$50 to \$100 including sales tax and \$5 for each additional parcel over 3 parcels |

There are frequently other settlement service providers available who offer similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Acknowledgment

I/We have read this disclosure form and understand that Chicago Title of Texas, LLC is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Real Estate Solid Solutions LLC

BY: _____
Mahmoud Khader

Date



DISBURSEMENT AUTHORIZATION

Date: March 31, 2020
GF#: CTH-KT- CTT20719241
Title Company: Chicago Title of Texas, LLC
Seller: Real Estate Solid Solutions LLC
Purchaser: Mario Reyna
Lender: Security National Mortgage Company

I/We hereby authorize and direct Escrow Agent to disburse the proceeds of sale in connection with the Property at 11935 Sonora Springs Dr., Tomball, TX 77375 as follows:

**Split funds as follows:

Please disburse the proceeds for the above referenced file as follows:

- ☐ Wire proceeds to bank account (*your bank may deduct an incoming wire transfer fee*)

The undersigned Customer hereby authorizes and directs Chicago Title of Texas, LLC to transfer funds by wire to the Receiving Bank and Account below. Customer warrants that the information provided in this Authorization is complete and accurate.

BANK NAME: _____

ACCOUNT NAME: Real Estate Solid Solutions LLC

ABA NO.: _____

ACCOUNT NO.: _____

RECEIVED IN PERSON FROM: _____

BY (employee): _____ DATE: _____ TIME: _____

- ☐ Check(s)

Select Delivery Method:

☐ Call for Pick Up: _____

☐ Mail to: _____

☐ Overnight to: _____ (No PO Boxes)

- ☐ Transfer my proceeds to GF # _____ with the following Title Company:

Provided that the funds are wire transferred in accordance with these instructions, Chicago Title of Texas, LLC shall not be liable for any act or omission of any financial institution or any other person, nor shall Chicago Title of Texas, LLC have any liability for loss of funds or interest thereon. In no event will damages exceed interest at a rate equal to Federal Funds rate, adjusted daily, for the number of days that such funds are unavailable. The undersigned shall indemnify and hold harmless Chicago Title of Texas, LLC its successors or assigns, from any loss, liability and cost incurred as a result of any incorrect information supplied.



DISBURSEMENT AUTHORIZATION

(continued)

I/We hereby indemnify and hold harmless Title Company and its underwriter and their agents and representatives from all loss or damage they may sustain in connection with Title Company's good faith performance of these disbursement instructions and does hereby release and waive any claims Seller may have against Title Company and its underwriter or their agents or representatives, which may result from Title Company's good faith performance of said disbursement instructions.

Real Estate Solid Solutions LLC

BY: _____

Mahmoud Khader

Date

(S) Proceeds Line

RESS

Bank of America

Title on account: Real Estate Solid Solutions LLC

Account number: 4830 7540 7624

ACH Routing Number (From inside USA): 021000322

Swift code (From outside USA): BOFAUS3N

Bank address: Bank of America, N.A., 222 Broadway, New York, NY 10038

Business address: 285 Avenue C, Apt. 1C, New York, NY 10009

Chicago Title of Texas, LLC

Proceeds from Real Estate Transactions as required by the Internal Revenue Service

You are required by law to provide Chicago Title of Texas, LLC with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Branch Address

23541 Westheimer Parkway, Suite 240
Katy, TX 77494

Substitute Form 1099-S

This is important tax information and is being furnished to the Internal Revenue Service, as required by section 1521 of the Tax Reform Act of 1986. If you are required to file a return, a negligence penalty or other sanction will be imposed if this income is taxable and the IRS determines that it has not been reported.

GF#: CTH-KT-CTT20719241

Date of closing: March 31, 2020

PROPERTY ADDRESS OR LEGAL DESCRIPTION

11935 Sonora Springs Dr., Tomball, TX 77375

Assessor's Parcel Number (APN) -

PROCEEDS FOR THIS SALE WENT TO: (MULTIPLE SELLERS - Use one form for each seller. Treat husband and wife as one seller (filing joint tax returns) unless requested otherwise, then separate forms must be used.)

1. _____
Sellers Name (First, MI, Last or Entity Name) Federal Tax ID# for this seller
(List only the Tax ID# for the seller listed on Line 1, spouse Tax ID# not required. Executor/Trustee should not list their name as the seller unless they are going to report the proceeds on their personal income tax return. Disregarded entities should provide the name and Tax ID# of the responsible person/entity.)
2. _____
Spouse or Personal Representative

TOTAL CONSIDERATION

\$ _____ Total Consideration
_____ % Percentage of ownership for this seller

☐ Exchange (If checked)

\$ _____ GROSS Allocated Proceeds
(Total consideration multiplied by percentage of ownership)

\$ _____ Tax Credit to Seller (Real property tax credits to seller contained in the 400 series of the HUD-1 or comparable closing statement form.)

MAILING ADDRESS:

- ☐ Check here if the address is outside of the U.S.A.
- ☐ Check here if you are a foreign person per IRS regulations (nonresident alien, foreign partnership, foreign estate, or foreign trust). Do not sign below.

Under penalties of perjury, I certify that I am a U.S. person or U.S. resident alien and the number shown on this statement is my correct taxpayer identification number.

Transferor's Signature

Date

Retain for 4 years

