

## SELLER'S STATEMENT

Date: April 1, 2021

GFNo: TST2110002

**Sale From:** G Hillcroft, LLC, a Texas limited liability company  
5718 Westheimer Rd  
Ste 1140  
Houston, TX 77057

**Property:** Hillcroft St  
Houston, TX

<b>Sales Price</b>	<b>\$695,000.00</b>
<b>Reimbursements/Credits</b>	
<b>Total Reimbursements/Credits</b>	<b>\$0.00</b>
<b>Gross Amount Due to Seller</b>	<b>\$695,000.00</b>

### Less: Charges and Deductions

Commissions	\$34,750.00
Listing Broker Commission	\$20,850.00
Buyer's Broker Commission	\$13,900.00
Loan Associated Charges - Third Parties	\$100.00
Legal Fees	\$100.00
Additional Charges	\$34,435.13
Management Fee to Gamal Enterprises, Inc.	\$34,435.13
Title Insurance to Texas State Title, LLC	\$3,968.00
Simultaneous w/MP to Texas State Title, LLC	\$3,968.00
\$350 of Title Premium to Texan Title Insurance Company	
State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association	\$2.00
Underwriters portion of premium is 85%	
Title Company Fees to Texas State Title, LLC	\$500.00
Escrow Fee	\$500.00
Tax Certificate to Texas State Title, LLC	\$71.07
Recording Fee to Texas State Title, LLC	\$40.00
Recording Fees	\$40.00
County property taxes	From 1/1/2021 thru 4/1/2021 \$2,462.63
<b>Total Charges and Deductions</b>	<b>\$76,328.83</b>
<b>Net Amount Due to Seller</b>	<b><u>\$618,671.17</u></b>

Seller understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Texas State Title to make expenditure and disbursements as shown above 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