In classical linear algebra,

$$x^{T} \times \beta = x^{T} Y$$

$$\hat{a} = (x^{T} \times)^{-1} \times^{T} Y$$
Let  $(X^{T} \times)^{-1} \times^{T} = A$ 

$$\hat{\beta} = A Y$$

$$Var(\hat{\beta}) = Var(AY)$$

$$= A Var(\hat{\beta} \times + \hat{\xi}) A^{T}$$

$$= A Var(\hat{\xi}) A^{T}$$

$$= A G^{2} A^{T}$$

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Assume constant various for error term. The exhaute of stall of error/residual is

$$AA^{T} = ((x^{T} \times)^{-1} \times^{T}) ((x^{T} \times)^{-1} \times^{T})^{T}$$

$$= ((x^{T} \times)^{-1} \times^{T}) (x (x^{T} \times)^{-1})$$

$$= (x^{T} \times)^{-1}$$

$$Yor(\hat{\beta}) = \hat{\delta}^{2} (x^{T} \times)^{-1}$$

$$+ \sum_{loc} \hat{\beta}_{loc} + \sum_{loc} \hat{\beta}_{loc}$$