



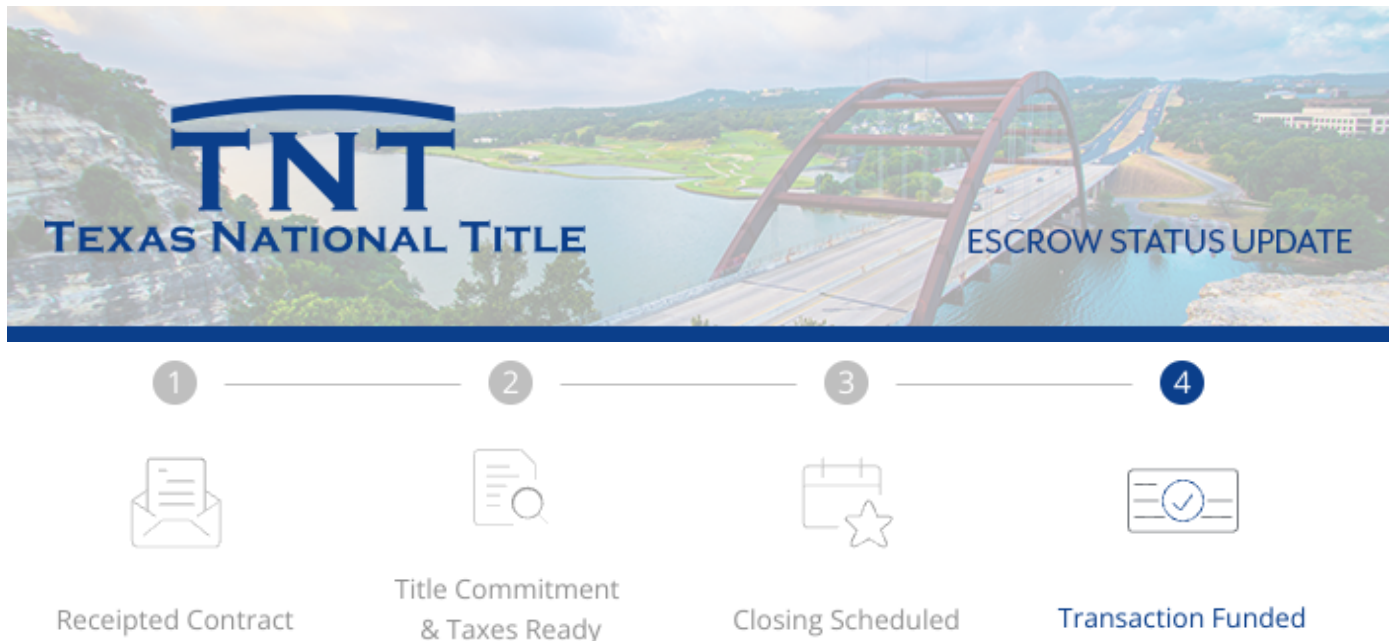
Francis Rojas <frankr6591@gmail.com>

Your transaction is funded! 805 High Mesa Drive, File #T-188539

1 message

TNT - Team Farber <TeamFarber@texasnationaltitle.com>
Reply-To: TNT - Team Farber <TeamFarber@texasnationaltitle.com>
To: frankr6591@gmail.com
Cc: teamfarber@texasnationaltitle.com

Tue, Aug 26, 2025 at 12:04 PM



Congratulations! Your transaction is now funded!

Attached is the final closing statement for your file. If we have not already done so, we will send copies of the complete closing package shortly (to principals only, of course).

Please note that Warranty Deed conveying title to you from the seller will be recorded as we fund the file. It may, however, take the appraisal district and tax office several months to update their respective records. Any questions you have about the county tax records being updated can be directed to the tax appraisal district. A copy of the recorded deed will be sent to you with your Owner's Title Policy in a few weeks following closing.

Tax Information

If your lender set up an escrow account for you, they will pay the tax bill when it becomes available for the year. If you did not set up an escrow account as part of this transaction with a lender, or did not have a lender, then you may not receive the tax bill as mentioned. The county offices are sometimes quite backlogged with updating their records so it is advisable for you to make sure you are checking the tax collector's website once taxes have been issued to make sure they are paid timely. Taxes are generally issued sometime in October or November so please make sure you are checking if taxes were not due and payable through closing.

If you qualify for any exemptions you will file those directly with the appraisal district. They will require that your drivers license or identification card be updated to match the property address so make sure you update that before filing for exemptions. Please also keep in mind that to qualify for most exemptions you must be the property owner as of January

1st of the year so exemptions sent in mid-year will be considered applications for the following year.

It was a pleasure doing business with you! Please let us know if you have any follow up questions.

Thank you,

Review us on 



Marie Farber | Escrow Officer
TeamFarber@texasnationaltitle.com
(512) 337-0931
www.TexasNationalTitle.com

WARNING: FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Please note that we rely on Paragraph 21 of the contract for contact information for both buyer and seller. This paragraph controls notice under the terms of the contract and if left blank the parties should determine whether or not this information is required for this transaction.

Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



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