

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		Transaction Information	
Closing Disclosure	09/08/2015	Property Address:	123 Hilltop Place Ourtown, TX 76000
Issued Date:		Borrower(s):	Hesa Movenup and Shesa Movenup
Closing Date:	09/15/2015	Address(es):	456 Valleybottom. Ourtown, TX 76000
GF #:	15-70623	Seller(s):	Ima Downsizing
Sales Price:	\$180,000	Address(es):	123 Hilltop Place, Ourtown, TX 76000
Loan Amount:	\$162,000		

Lender and Settlement Agent	
Lender: ABC Mortgage Address: 4320 Avenue M, Ourtown, TX 76000	Settlement Agent: Times R Good Address: 1000 Main Street, Ourtown, TX 76000

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:	Owner's Policy Premium	\$ 1,318.00
	Loan Policy Premium	\$ 100.00
Underwriter:	Endorsements	\$ 201.18
	Other	\$
	TOTAL	\$ 1,619.80

Of this total amount: \$ _____ (or ____%) will be paid to the Underwriter; the Title Agent will retain \$ _____ (or ____%); and the remainder of the premium will be paid to other parties as follows:

Amount (\$ or %)	To Whom	For Services

Fees Paid to Settlement Agent			
<i>Fees Paid to Settlement Agent on the Closing Disclosure include:</i>			

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Real Estate Commission Disbursement

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

Sam Smith	Lucy Lister
Fred Stanley	Bertha Lind

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	Document Name	Recording Fee
Releases (2)	\$40.00		
Closing Disclosure Charge Name	Included in Closing Disclosure Charge		
Owner's Title Policy Endorsements	Amendment of Area and Boundaries Exception		
Loan Policy Endorsements	T-17, T-19, T-36, T-30, Tax Exception – add "not yet due"		

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

Tax and insurance proration 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 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: Hesa Movenup

Borrower: Shesa Movenup

Seller: Ima Doiwnsizing

Seller:

Settlement Agent:
Times R Good

By: _____
Escrow Officer