



A. Settlement Statement (HUD-1) ESTIMATED

B. Type of Loan

1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 600-40380-DID Dina De La Ossa	7. Loan Number: 185340966	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. (600-40380-DID/ 50)

D. Name and Address of Borrower: Francisco Velasco Cuen 10239 S. Summit Vista way Tucson, AZ 85756	E. Name and Address of Seller: Estate of Josephine Maria Rodriguez, deceased, Probate No. PB 2013-0660 462 W. Marcus Dr Tucson, AZ 85756	F. Name and Address of Lender: Fairway Independent Mortgage Corporation It's successors and/or assigns 6652 Pinecrest Drive # 200 Plano, TX 75024
G. Property Location: 412 W Inez Drive Tucson, AZ 85756 Pima County, Arizona Lot RITA MANOR TERRACE LOT 205, Book 15, Page 62 APN/Parcel ID: 138-20-2030	H. Settlement Agent: Title Security Agency, LLC (520)747-1644 2730 E. Broadway Blvd., Suite 100 Tucson, AZ 85716 Place of Settlement: 2730 E. Broadway Blvd., Suite 100 Tucson, AZ 85716	I. Settlement Date: April 24, 2015 Disbursement Date: April 24, 2015

J. Summary of Borrower's Transaction**100. Gross Amount Due from Borrower**

101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	

120. Gross amount due from Borrower**200. Amounts Paid by or in Behalf of Borrower**

201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller Paid Owners Policy	
209. Seller Paid Closing Costs	
Adjustments for items unpaid by seller	
210. City/Town taxes	
211. County taxes to	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total paid by/for Borrower**300. Cash at Settlement from/to Borrower**

301. Gross amount due from Borrower (Line 120)	
302. Less amount paid by/for Borrower (Line 220)	()
303. CASH FROM BORROWER	

K. Summary of Seller's Transaction**400. Gross Amount Due to Seller**

401. Contract sales price	114,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	

420. Gross amount due to Seller**500. Reductions in Amount Due to Seller**

501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	9,203.81
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan To: Loan No.	
505. Payoff of second mortgage loan To: Loan No.	
506.	
507. Dep. disbursed as proceeds	
508. Seller Paid Owners Policy	858.00
509. Seller Paid Closing Costs	3,420.00
Adjustments for items unpaid by seller	
510. City/Town taxes	
511. County taxes 01/01/15 to 04/24/15	273.22
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

520. Total reduction amount due Seller**600. Cash at Settlement from/to Seller**

601. Gross amount due to Seller (Line 420)	114,000.00
602. Less reductions due Seller (Line 520)	(13,755.03)
603. CASH TO SELLER	100,244.97

L. Settlement Charges			
700. Total Real Estate Broker Fees		\$6,840.00	
<i>Division of commission (line 700) as follows:</i>			
701. \$ 3,420.00	to Tierra Antigua Realty		
702. \$ 3,420.00	to Keller Williams Southern Arizona		
703. Commission paid at settlement			6,840.00
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
900. Items Required by Lender to be Paid in Advance			
901. Interest from to 05/01/15 to Fairway Inde @ \$	/day (days @ %)	(from GFE#10)	
902. Mortgage insurance premium for month to	(from GFE #3)		
903. Homeowner's insurance for year to	(from GFE #11)		
904. for year to			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance months @ \$	per month		
1003. Mortgage insurance months @ \$	per month		
1004. Property taxes months @ \$	per month		
1005. months @ \$	per month		
1006. months @ \$	per month		
1007. months @ \$	per month		
1008. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance to Title Security Agency	(from GFE #4)		
1102. Settlement or closing fee to Title Security Agency, LLC	See Additional 1102 Items		515.00
1103. Owner's Policy Premium to Title Security Agency, LLC	(from GFE #5)		
1104. Loan Policy Premium to Title Security Agency, LLC			
1105. Lender's title policy limit			
1106. Owner's title policy limit			
1107. Agent's portion of the total title insurance premium to Title Security Agency, LLC			
1108. Underwriter's portion of the total title insurance premium to Old Republic Nationa			
1200. Government Recording and Transfer Charges			
1201. Government recording charges		(from GFE #7)	
1202. Deed \$; Mortgage \$; Releases \$			
1203. Transfer taxes		(from GFE #8)	
1204. City/County tax/stamps	Deed \$; Mortgage \$		
1205. State tax/stamps	Deed \$; Mortgage \$		
1206.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for		(from GFE #6)	
1302. All 2014 taxes to Pima County Treasurer			917.81
1303. All 2013 Taxes to Pima County Treasurer			931.00
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			9,203.81

HUD-1, Attachment

Borrower: Francisco Velasco Cuen
10239 S. Summit Vista way
Tucson, AZ 85756

Seller: Estate of Josephine Maria Rodriguez,
deceased, Probate No. PB 2013-0660
462 W. Marcus Dr
Tucson, AZ 85756

Lender: Fairway Independent Mortgage Corporation It's successors and/or assigns

Settlement Agent: Title Security Agency, LLC
(520)747-1644

Place of Settlement: 2730 E. Broadway Blvd., Suite 100
Tucson, AZ 85716

Settlement Date: April 24, 2015

Disbursement Date: April 24, 2015

Property Location: 412 W Inez Drive
Tucson, AZ 85756
Pima County, Arizona
Lot RITA MANOR TERRACE LOT 205, Book 15, Page 62

Title Services and Lender's Title Insurance

Payee/Description	Seller
Title Security Agency, LLC	267.50
Settlement or closing fee	
Title Security Agency, LLC	87.50
Simultaneous Settlement Tie-In Fee	
Title Security Agency, LLC	32.50
Recording Service Fee	
Title Security Agency, LLC	100.00
Process Service Fee	
Total Title Services and Lender's Title Insurance	487.50

Additional Disbursements

Payee/Description	Seller
Title Security Agency, LLC	27.50
Certified Copy Fee	
Total Line 1102	27.50

ADDENDUM TO SETTLEMENT STATEMENT (HUD-1)

I have carefully reviewed the HUD-1 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 HUD-1 Settlement Statement.

Seller(s):

Estate of Josephine Maria Rodriguez, deceased, Probate
No. PB 2013-0660

Buyer(s):

BY: _____
Fernando Ernesto Rodriguez
Personal Representative

Francisco Velasco Cuen

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Title Security Agency, LLC

Dina De La Ossa
Settlement Agent

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.