

B. Type of Loan				
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input checked="" type="checkbox"/> Seller Finance 7. <input type="checkbox"/> Cash Sale.		6. File Number 22145564-10GH	7. Loan Number	8. Mortgage Ins Case Number
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.				
D. Name & Address of Borrower DEXRealty Limited Liability Company, a Texas limited liability company 909 Lahinch Circle Richardson, TX 75081		E. Name & Address of Seller RRC Acquisitions VI, LLC 16812 Dallas Parkway Dallas, TX 75248		F. Name & Address of Lender RRC Acquisitions VI, LLC 16812 Dallas Parkway Dallas, TX 75248
G. Property Location James W. Gardner Survey, Abstract No. 526, Tract 6, 5.888 Acres, Dallas County 5106 Chiesa Road Rowlett, TX 75088		H. Settlement Agent Name Allegiance Title Company 15770 N. Dallas Parkway, Suite 300 Dallas, TX 75248 Tax ID: 80-0338688 Underwritten By: Alliant National		
		Place of Settlement Allegiance Title LLC dba Allegiance Title Company - Garon Horton 2701 Sunset Ridge Drive, Suite 110 Rockwall, TX 75032		I. Settlement Date 12/15/2022 Fund: 12/16/2022
J. Summary of Borrower's Transaction				
100. Gross Amount Due from Borrower				
101. Contract Sales Price		\$700,000.00	401. Contract Sales Price	
102. Personal Property			402. Personal Property	
103. Settlement Charges to borrower		\$6,219.30	403.	
104.			404.	
105.			405.	
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance	
106. Assessment/ HOA Dues			406. Assessment/ HOA Dues	
107. City property taxes			407. City property taxes	
108. County and City Property Taxes 12/16/22 thru 12/31/22		\$244.59	408. County and City Property Taxes 12/16/22 thru 12/31/22	
109. School property taxes 12/16/22 thru 12/31/22		\$227.48	409. School property taxes 12/16/22 thru 12/31/22	
110.			410.	
111.			411.	
112.			412.	
113.			413.	
114.			414.	
115.			415.	
116.			416.	
120. Gross Amount Due From Borrower		\$706,691.37	420. Gross Amount Due to Seller	
200. Amounts Paid By Or in Behalf Of Borrower			500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		\$7,500.00	501. Excess Deposit	
202. Principal amount of new loan(s)		\$450,000.00	502. Settlement Charges to Seller (line 1400)	
203. Existing loan(s) taken subject to			503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien			504. Payoff of First Mortgage Loan to Texas Brand Bank	
205.			505. Payoff of Second Mortgage Loan to	
206.			506.	
207. Option Fee		\$100.00	507.	
208.			508.	
209.			509.	
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller	
210. Assessment/ HOA Dues			510. Assessment/ HOA Dues	
211. City property taxes			511. City property taxes	
212. County and City Property Taxes			512. County and City Property Taxes	
213. School property taxes			513. School property taxes	
214.			514.	
215.			515.	
216.			516.	
217.			517.	
218.			518.	
219.			519.	
220. Total Paid By/For Borrower		\$457,600.00	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower			600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)		\$706,691.37	601. Gross Amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		\$457,600.00	602. Less reductions in amt. due seller (line 520)	
303. Cash From Borrower		\$249,091.37	603. Cash From Seller	
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.		Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.		

L. Settlement Charges							
700. Total Sales/Broker's Commission based on price				@ % =		Paid From	Paid From
Division of Commission (line 700) as follows:						Borrower's Funds at Settlement	Seller's Funds at Settlement
701.		to					
702.		to					
703.							
704.	The following parties, persons, firms or	to	Patty Turner				
705.	corporations have received a portion of	to	Pam Rosener				
706.	the real estate commission shown above.	to	Agent Transaction Solutions				
800. Items Payable in Connection with Loan							
801.	Loan Origination Fee	%	to				
802.	Loan Discount	%	to				
803.	Appraisal Fee		to				
804.	Credit Report		to				
805.	Lender's Inspection Fee		to				
806.	Mortgage Insurance Application		to				
807.	Assumption Fee		to				
808.	Flood Certification Fee		to				
809.	Tax Research Fee		to				
900. Items Required by Lender To Be Paid in Advance							
901.	Interest from	12/16/2022	to	1/1/2023 @ \$0/day			
902.	Mortgage Insurance Premium for	months	to				
903.	Hazard Insurance Premium for	years	to				
1000. Reserves Deposited With Lender							
1001.	Hazard insurance		months @	per month			
1002.	Assessment/ HOA Dues		months @	per month			
1003.	City Property Taxes		months @	per month			
1004.	City property taxes		months @	per month			
1005.	County and City Property Taxes		months @	\$464.97 per month			
1006.	School property taxes		months @	\$432.46 per month			
1007.			months @	per month			
1008.			months @	per month			
1011. Aggregate Adjustment							
1100. Title Charges							
1101.	Settlement or closing fee		to				
1102.	Abstract or title search		to				
1103.	Title examination		to				
1104.	Title insurance binder		to				
1105.	Document preparation		to	Garon R. Horton			
1106.	Notary fees		to				
1107.	Attorney's fees		to				
(includes above items numbers:)							
1108.	Title insurance		to	Allegiance Title Company		\$100.00	
(includes above items numbers:)							
1109.	Lender's coverage			\$450,000.00/\$417.70 .			
1110.	Owner's coverage			\$700,000.00/\$4,593.10			
1111.	Escrow fee		to	Garon R. Horton		\$475.00	
1112.	State of Texas Policy Guaranty Fee		to	Allegiance Title Company - Guaranty Fee		\$2.00	
1113.	Guaranty Assessment Recoupment Charge		to	Allegiance Title Company - Guaranty Fee		\$0.00	
1114.	Tax certificates		to	LandStar Tax Service, LLC			
1115.	Wire/FedEx/Postage		to	Garon R. Horton		\$12.50	
1116.	e_Recording Fee		to	Allegiance Title Company		\$16.00	
1117.	MUD/PID Info		to	LandStar Tax Service, LLC			
1118.	65% of Title Premium		to	Garon R. Horton			
1119.	T-30 Tax Del (LP & ICB only)		to	Allegiance Title Company		\$20.00	
1120.	Not yet due/payable (MTP&BIND)		to	Allegiance Title Company		\$5.00	
1121.	T-36 Environ Protect Lien-Res		to	Allegiance Title Company		\$25.00	
1122.	Survey Amendment for T-1		to	Allegiance Title Company		\$599.10	
1123.	T-19 Non-Res.Endorsement		to	Allegiance Title Company		\$267.70	
1200. Government Recording and Transfer Charges							
1201.	Recording Fees	Deed \$34.00 ; Mortgage \$162.00 ; Rel		to Allegiance Title Company		\$196.00	
1202.	City/county tax/stamps	Deed ; Mortgage		to			
1203.	State tax/stamps	Deed ; Mortgage		to			
1204.	Recording Fees - UCC - County Filing		to	Allegiance Title Company		\$46.00	
1205.	Recording Fees - UCC -State Filing		to	Garon R. Horton		\$30.00	
1206.	Recording Fees - Release of Lien		to	Allegiance Title Company			
1300. Additional Settlement Charges							
1301.	2022 County and City Property Taxes		to	Dallas County Tax Assessor/Collector			
1302.	2022 ISD Property Taxes		to	Garland ISD Tax Collector			
1303.	Attorney Fee and Expenses		to	Shackelford, Bowen, McKinley & Norton, LLP		\$4,250.00	
1304.	Mobile Nootary		to	Executive Notary Services, LLC		\$175.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						\$6,219.30	

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

DEXRealty Limited Liability Company,
a Texas limited liability company

By: _____
Yazan Mir Muhammad Al-Amin, Managing Member

By: _____
Muhammad Al-Amin, Managing Member of
RCT Global Holdings LLC in its capacity as Managing
Member of DEXRealty, LLC

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

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.