

AFFILIATED BUSINESS AGREEMENT DISCLOSURE
(Sale)

GF No: 2202416-FSCA

Seller: Frank J. Morris, Trustee and Patsy A. Morris, Trustee of the Frank J. Morris and Patsy A. Morris Revocable Living Trust

Buyer: Collin County, Texas

Property: 3.596 acre tract, Joel F. Stewart Survey, Abstract #838, Collin County, Texas

NOTICE

Silver Star Title LLC dba Sendera Title is providing you with certain closing and title insurance services in connection with the above referenced transaction. Federal Law requires that providers of real estate settlement services give the parties written disclosure of its relationship with other affiliated entities, which may provide other services in the same transaction. This disclosure statement shall give notice that some or all of the owners of Silver Star Title LLC dba Sendera Title, and/or family members of some or all of the owners of Silver Star Title LLC dba Sendera Title hold a beneficial interest in the following entities, which may provide other services on your behalf in connection with your transaction.

<u>COMPANY</u>	<u>TYPE OF SERVICE PROVIDED</u>
The Brown Law Firm, LLP	Legal Documents
ALDS, LP dba GRS Tax Service	Tax Certificates

You are NOT required to use any of the above named providers of services as a condition of the closing of your transaction or the issuance of title insurance policy. You are advised that there may be other providers available, which offer similar services, and you are free to retain another firm to provide such services.


By executing the acknowledgment below, you agree to utilize any services provided by the above referenced firms in connection with your transaction.

If you have any questions regarding the nature of the relationship between any of the above referenced firms, please feel free to contact your Silver Star Title, LLC dba Sendera Title, Escrow Officer.


ACKNOWLEDGMENT

I/We have read this Disclosure Statement and understand that I/we may purchase certain settlement services from some or all of the above referenced firms. I/We hereby agree to utilize the services of any of the above referenced firms in connection with the closing of the above referenced transactions and pay for the services actually rendered.

SELLER:




Frank J. Morris, Trustee of the Frank J. Morris
And Patsy A. Morris Revocable Living Trust



Patsy A. Morris, Trustee of the Frank J. Morris
And Patsy A. Morris Revocable Living Trust

BUYER:



The Honorable Chris Hill County Judge of
Collin County, Texas



A. Settlement Statement (HUD-1)

OMB No. 2502-0265

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv Unins	6. File Number	7. Loan Number	8. Mortgage Ins Case Number		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Fin	2202416-FSCA				
7. <input checked="" type="checkbox"/> Cash Sale.							
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 Collin County, Texas 4690 Community Avenue, Suite 200 McKinney, TX 75071			E. Name & Address of Seller Frank J. Morris, Trustee and Patsy A. Morris, Trustee of the Frank J. Morris and Patsy A. Morris Revocable Living Trust 6008 County Road 123 McKinney, TX 75071			F. Name & Address of Lender	
G. Property Location 3.596 acres, Joel F Stewart Survey, Abstract #838, Collin County, Texas 6008 County Road 123 McKinney, TX 75071			H. Settlement Agent Name Silver Star Title LLC dba Scadera Title 12400 Preston Road Suite 120 Frisco, TX 75033 (972) 232-7200 Underwritten By: Alliant National Title Insurance Company Place of Settlement Silver Star Title LLC dba Scadera Title 12400 Preston Road Suite 120 Frisco, TX 75033			I. Settlement Date 10/3/2022 Fund:	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	\$1,470,526.00	401. Contract sales price	\$1,470,526.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower	\$19,204.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. MUD taxes		410. MUD taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$1,489,730.00	420. Gross Amount Due to Seller	\$1,470,526.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$2,582.14
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208. Portion of Owner's Policy Paid by Seller		508. Portion of Owner's Policy Paid by Seller	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for Items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. School property taxes		513. School property taxes	
214. MUD taxes		514. MUD taxes	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$2,582.14
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$1,489,730.00	601. Gross Amount due to seller (line 420)	\$1,470,526.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$2,582.14
303. Cash From Borrower	\$1,489,730.00	603. Cash To Seller	\$1,467,943.86

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

POC (B) - Paid Outside of Closing by Borrower. POC (S) - Paid Outside of Closing by Seller. POC (L) - Paid Outside of Closing by Lender.

L. Settlement Charges

		Paid From	Paid From
		Borrower's	Seller's
		Funds at	Funds at
		Settlement	Settlement
700. Total Real Estate Broker Fees	\$0.00		
Division of Commission (line 700) as follows:			
701.	to		
702.	to		
703. Commission Paid at Settlement		\$0.00	\$0.00
704.	to		
705. The following parties, persons, firms	to		
706. or corporations have received a	to		
707. portion of the real estate commission	to		
708. shown above:	to		
800. Items Payable in Connection with Loan			
801. Our origination charge		\$0.00	(from GFE #1)
802. Your credit or charge (points) for the specific rate chosen		\$0.00	(from GFE #2)
803. Your adjusted origination charges	to		(from GFE A)
804. Appraisal Fee	to		(from GFE #3)
805. Credit report	to		(from GFE #3)
806. Tax service	to		(from GFE #3)
807. Flood certification	to		(from GFE #3)
900. Items Required by Lender To Be Paid in Advance			
901. Daily interest charges from 10/3/2022 to 11/1/2022 @ \$0/day			(from GFE #10)
902. Mortgage Insurance Premium for months	to		(from GFE #3)
903. Homeowner's insurance for years	to		(from GFE #11)
1000. Reserves Deposited With Lender			
1001. Initial Deposit for your escrow account			(from GFE #9) \$0.00
1002. Homeowner's insurance	months @	per month	
1003. Mortgage insurance	months @	per month	
1004. City property taxes	months @	per month	
1005. County property taxes	months @	per month	
1006. Assessment Taxes	months @	per month	
1007. School property taxes	months @	per month	
1008. MUD taxes	months @	per month	
1009. Other taxes	0 months @	per month	
1010. Other taxes	0 months @	per month	
1011. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance	to	Silver Star Title, LLC dba Sendera Title Operating Account	(from GFE #4)
1102. Settlement or closing fee	to		
1103. Owner's title insurance	to	Silver Star Title, LLC dba Sendera Title	(from GFE #5) \$7,612.00
1104. Lender's title insurance	to	Silver Star Title, LLC dba Sendera Title Operating Account	\$0.00
1105. Lender's title policy limit \$		\$0.00/\$0.00	
1106. Owner's title policy limit \$		\$1,470,526.00/\$7,612.00	
1107. Agent's portion of the total title insurance premium	to	Silver Star Title, LLC dba Sendera Title Operating Account	\$0.00
1108. Underwriter's portion of the total title insurance premium	to		\$0.00
1109. State of Texas Policy Guaranty Fee	to	Silver Star Title, LLC dba Sendera Title Guaranty Fee Escrow Account	(from GFE #4) \$0.00
1110. State of Texas Policy Guaranty Fee.	to	Silver Star Title, LLC dba Sendera Title Guaranty Fee Escrow Account	(from GFE #5) \$0.00
1111. Courier Fee	to	Silver Star Title, LLC dba Sendera Title	\$75.00
1112. State of Texas Policy Guaranty Fee	to	Silver Star Title, LLC dba Sendera Title Guaranty Fee Escrow Account	\$2.00
1113. Escrow Fee	to	Silver Star Title, LLC dba Sendera Title	\$750.00
1114. Tax Certificate	to	GRS Tax Service	\$95.00
1115. Document Preparation	to		
1200. Government Recording and Transfer Charges			
1201. Government recording charges			(from GFE #7) \$125.00
1202. Deed \$125.00 ; Mortgage , Release \$0.00		to Silver Star Title, LLC dba Sendera Ti	
1203. Transfer taxes			(from GFE #8)
1204. City/County tax/stamps	Deed \$0.00 ; Mortgage \$0.00		
1205. State tax/stamps	Deed \$0.00 ; Mortgage \$0.00		
1300. Additional Settlement Charges			
1301. Required services you can shop for			(from GFE #6)
1302. Attorney Fees INVOICE 13095	to	Baker Moran Doggett Ma & Dobbs, LLP	\$10,545.00
1303. Seller's 2022 Taxex 01/01/22 to 10/03/22 to	to	Collin County Tax Assesor	\$2,582.14

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$19,204.00	\$2,582.14
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POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

Charges That Cannot Increase		HUD-1 Line Number
Our origination charge		# 801
Your credit or charge (points) for the specific rate chosen		# 802
Your adjusted origination charges		# 803
Transfer taxes		# 1203

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
\$0.00	\$125.00
	\$125.00
\$125.00	or 100%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$0/day
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00


Loan Terms

Your initial loan amount is	
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to The maximum it can ever rise to is
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of due in years on
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of that results in a total initial monthly amount owed of . This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.


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 5 of this HUD-1 Settlement Statement.


The Honorable Chris Hill County Judge of
Collin County, Texas


Frank J. Morris, Trustee of the Frank J. Morris
And Patsy A. Morris Revocable Living Trust

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.


Patsy A. Morris, Trustee of the Frank J. Morris
And Patsy A. Morris Revocable Living Trust

 Settlement Agent
Date

9-1-22

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.