

Texas Disclosure

Form T-64 (Completed with sample data)

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

Closing Information		Transaction Information	
Closing Disclosure Issued Date:	October 15, 2015	Property:	456 Somewhere Ave. Anytown, ST 12345
Closing Date:	October 19, 1025	Borrower(s):	Michael Jones and Mary Ann Jones
GF #:	14-3456	Address(es):	123 Anywhere Street Anytown, ST 12345
Sales Price:	\$180,000	Seller(s):	Steve Cole and Amy Cole
Loan Amount:	\$162,000	Address(es):	321 Somewhere Ave. Anytown, ST 12345

Lender and Settlement Agent			
Lender:	Ficus Bank	Settlement Agent:	Best Title Agent
Address:	4321 Random Blvd. Somecity, ST 12340	Address:	123 Commerce Pl. Somecity, ST 12340

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:	Best Title Agent	Owner's Policy Premium	\$ 1,318.00
		Loan Policy Premium	\$ 100.00
Underwriter:	Amazing Title Insurance Company	Endorsements	\$ 190.90
		Other	\$
		TOTAL	\$ 1,608.90

Of this total amount: \$ 241.33 (or %) will be paid to the Underwriter; the Title Agent will retain \$ 820.54 (or %) and the remainder of the premium will be paid to other parties as follows:

Amount (\$ or %)	To Whom	For Services
\$547.03	County Title Agent	Title Evidence and Examination

Fees Paid to Settlement Agent			
<i>Fees Paid to Settlement Agent on the Closing Disclosure include:</i>			
Escrow Fee	\$400.00	Wire Transfer Fee	\$20.00
Courier Fee	\$40.00	Tax Certificates	\$30.00
Document Copies	\$10.00		

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Real Estate Commission Disbursement	
<i>Portions of the Real Estate Commissions disclosed on the Closing Disclosure will be disbursed to:</i>	
Referral Fee	Abacus Realtors
Franchise Fee	World market
Marketing Fee	Signs and More

Other Disclosures			
<i>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:</i>			
Document Name	Recording Fee	Document Name	Recording Fee
Deed	\$20.00	Deed of Trust	\$72.00
Releases (2)	\$40.00	Power of Attorney	\$40.00
Closing Disclosure Charge Name		Included in Closing Disclosure Charge	
Title – Loan Policy Endorsements		T-17, T-19, T-36, T-30, Tax Exception – add “not yet due” language	
Title – Owner’s Policy Endorsements		Amendment of Area and Boundary Exception	

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

Tax and insurance prorations 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 the 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: Michael Jones

Borrower: Mary Ann Jones

Seller: Steve Cole

Seller: Amy Cole

Settlement Agent:
Best Title Agent

By: _____
Escrow Officer