

Texas Disclosure

Form T-64

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

Closing Information Closing Disclosure Issued Date: Closing Date: GF #: Sales Price: Loan Amount:	Transaction Information Property Address: Borrower(s): Address(es): Seller(s): Address(es):
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Lender and Settlement Agent	
Lender:	Settlement Agent:
Address:	Address:

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	\$
	Loan Policy Premium	\$
Underwriter:	Endorsements	\$
	Other	\$
	TOTAL	\$

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	
<i>Portions of the Real Estate Commissions disclosed on the Closing Disclosure will be disbursed to:</i>	

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
Closing Disclosure Charge Name	Included in Closing Disclosure Charge		

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:

Borrower:

Seller:

Seller:

Settlement Agent:

By: _____
Escrow Officer