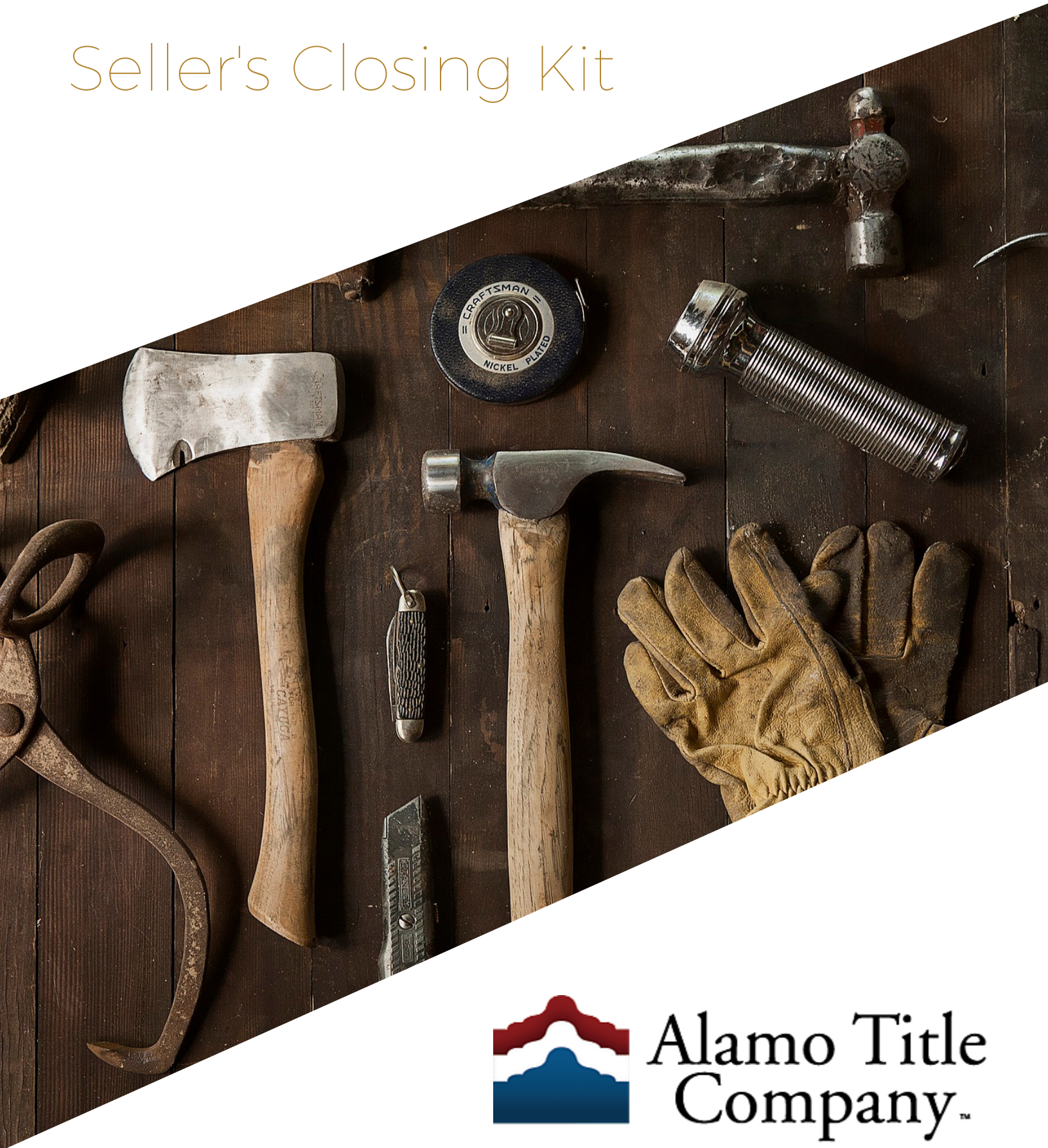


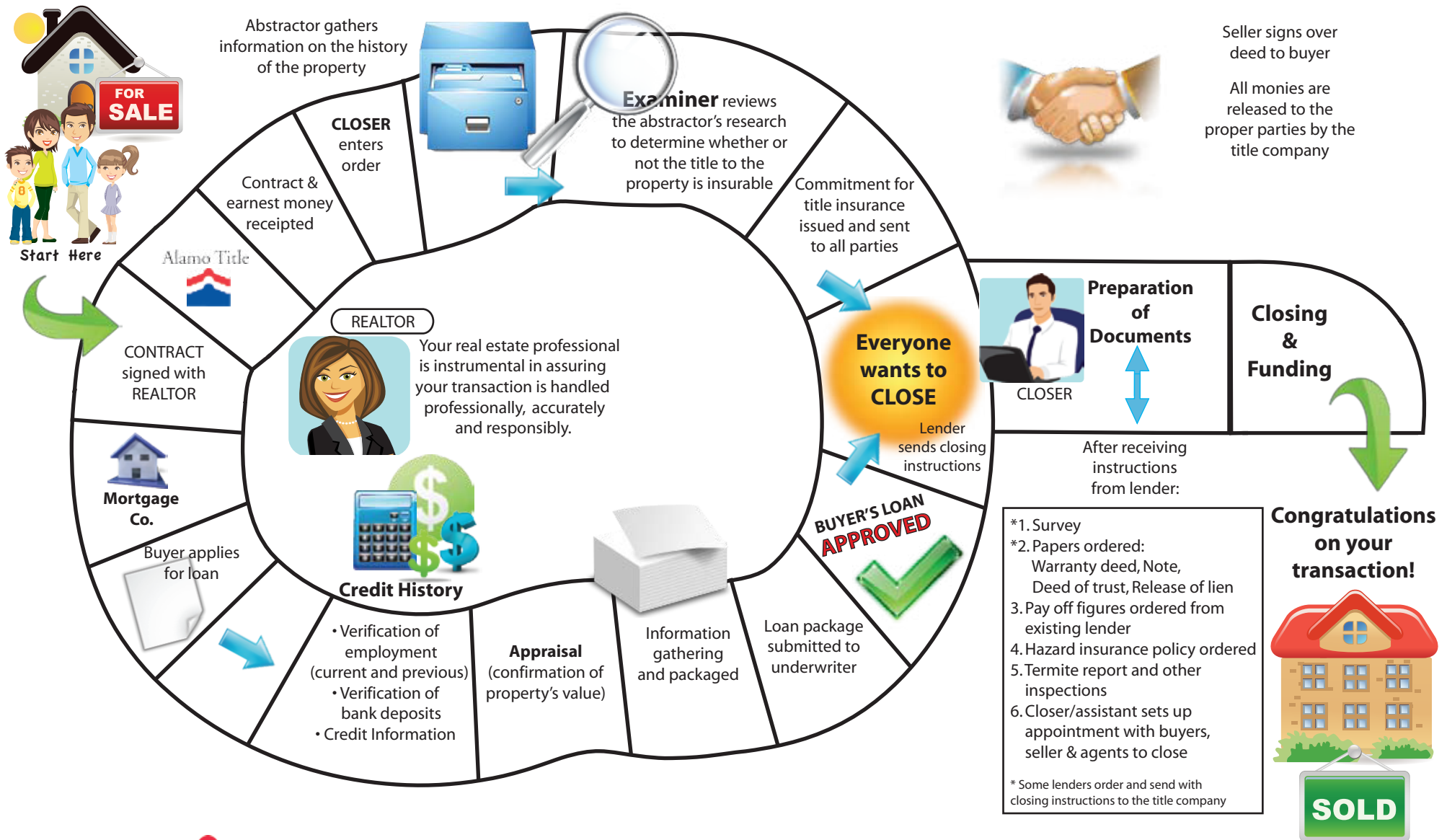
# Seller's Closing Kit



Alamo Title  
Company.™



# WHAT HAPPENS FROM CONTRACT TO CLOSING



# Alamo Title Company

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# TITLE INSURANCE PREMIUM RATES

EFFECTIVE MAY 1, 2013

POLICIES UP TO AND INCLUDING	BASIC PREMIUM	POLICIES UP TO AND INCLUDING	BASIC PREMIUM	POLICIES UP TO AND INCLUDING	BASIC PREMIUM	POLICIES UP TO AND INCLUDING	BASIC PREMIUM	POLICIES UP TO AND INCLUDING	BASIC PREMIUM
10,000	238	62,500	611	90,000	804	135,000	1,069	190,000	1,374
11,000	244	63,000	613	90,500	809	136,000	1,074	191,000	1,379
12,000	252	63,500	617	91,000	813	137,000	1,080	192,000	1,385
13,000	260	64,000	621	91,500	817	138,000	1,086	193,000	1,390
14,000	267	64,500	625	92,000	819	139,000	1,091	194,000	1,396
15,000	272	65,000	628	92,500	823	140,000	1,097	195,000	1,401
16,000	280	65,500	631	93,000	827	141,000	1,102	196,000	1,407
17,000	288	66,000	635	93,500	831	142,000	1,108	197,000	1,412
18,000	296	66,500	640	94,000	832	143,000	1,113	198,000	1,418
19,000	301	67,000	644	94,500	837	144,000	1,119	199,000	1,423
20,000	309	67,500	645	95,000	842	145,000	1,124	200,000	1,429
21,000	317	68,000	649	95,500	845	146,000	1,130	201,000	1,435
22,000	324	68,500	653	96,000	847	147,000	1,135	202,000	1,440
23,000	330	69,000	656	96,500	851	148,000	1,141	203,000	1,446
24,000	337	69,500	659	97,000	855	149,000	1,146	204,000	1,451
25,000	345	70,000	664	97,500	859	150,000	1,152	205,000	1,457
26,000	352	70,500	668	98,000	862	151,000	1,158	206,000	1,462
27,000	358	71,000	672	98,500	866	152,000	1,163	207,000	1,468
28,000	365	71,500	674	99,000	870	153,000	1,169	208,000	1,473
29,000	373	72,000	677	99,500	873	154,000	1,174	209,000	1,479
30,000	380	72,500	681	100,000	875	155,000	1,180	210,000	1,484
31,000	387	73,000	685	101,000	881	156,000	1,185	211,000	1,490
32,000	393	73,500	688	102,000	886	157,000	1,191	212,000	1,495
33,000	401	74,000	692	103,000	892	158,000	1,196	213,000	1,501
34,000	408	74,500	696	104,000	897	159,000	1,202	214,000	1,507
35,000	415	75,000	700	105,000	903	160,000	1,207	215,000	1,512
36,000	422	75,500	702	106,000	908	161,000	1,213	216,000	1,518
37,000	429	76,000	706	107,000	914	162,000	1,218	217,000	1,523
38,000	437	76,500	709	108,000	919	163,000	1,224	218,000	1,529
39,000	443	77,000	713	109,000	925	164,000	1,230	219,000	1,534
40,000	450	77,500	716	110,000	930	165,000	1,235	220,000	1,540
41,000	457	78,000	720	111,000	936	166,000	1,241	300,000	1,983
42,000	465	78,500	725	112,000	941	167,000	1,246	400,000	2,537
43,000	471	79,000	729	113,000	947	168,000	1,252	500,000	3,091
44,000	479	79,500	730	114,000	953	169,000	1,257	600,000	3,645
45,000	487	80,000	734	115,000	958	170,000	1,263	700,000	4,199
46,000	493	80,500	738	116,000	964	171,000	1,268	800,000	4,753
47,000	499	81,000	742	117,000	969	172,000	1,274	900,000	5,307
48,000	508	81,500	744	118,000	975	173,000	1,279	1,000,000	5,861
49,000	515	82,000	748	119,000	980	174,000	1,285	2,000,000	10,421
50,000	522	82,500	753	120,000	986	175,000	1,291	3,000,000	14,981
51,000	527	83,000	757	121,000	991	176,000	1,296	4,000,000	19,541
52,000	536	83,500	759	122,000	997	177,000	1,302	5,000,000	24,101
53,000	543	84,000	762	123,000	1,002	178,000	1,307	6,000,000	27,861
54,000	550	84,500	767	124,000	1,008	179,000	1,313	7,000,000	31,621
55,000	556	85,000	770	125,000	1,014	180,000	1,318	8,000,000	35,381
56,000	565	85,500	773	126,000	1,019	181,000	1,324	9,000,000	39,141
57,000	571	86,000	776	127,000	1,025	182,000	1,329	10,000,000	42,901
58,000	579	86,500	781	128,000	1,030	183,000	1,335	11,000,000	46,661
59,000	585	87,000	785	129,000	1,036	184,000	1,340	12,000,000	50,421
60,000	593	87,500	788	130,000	1,041	185,000	1,346	13,000,000	54,181
60,500	597	88,000	791	131,000	1,047	186,000	1,351	14,000,000	57,941
61,000	600	88,500	795	132,000	1,052	187,000	1,357	15,000,000	61,701
61,500	603	89,000	799	133,000	1,058	188,000	1,363	20,000,000	75,051
62,000	607	89,500	801	134,000	1,063	189,000	1,368	25,000,000	88,401
								30,000,000	96,401

**For policies of \$100,001 - \$1,000,000**

- (1) Subtract \$100,000 from policy amount.
- (2) Multiply result by .00554 and round to the nearest whole dollar.
- (3) Add \$875 to the result.

**For Policies of \$1,000,001 - \$5,000,000**

- (1) Subtract \$1,000,000 from policy amount.
- (2) Multiply result by .00456 and round to the nearest whole dollar.
- (3) Add \$5,861 to the result.

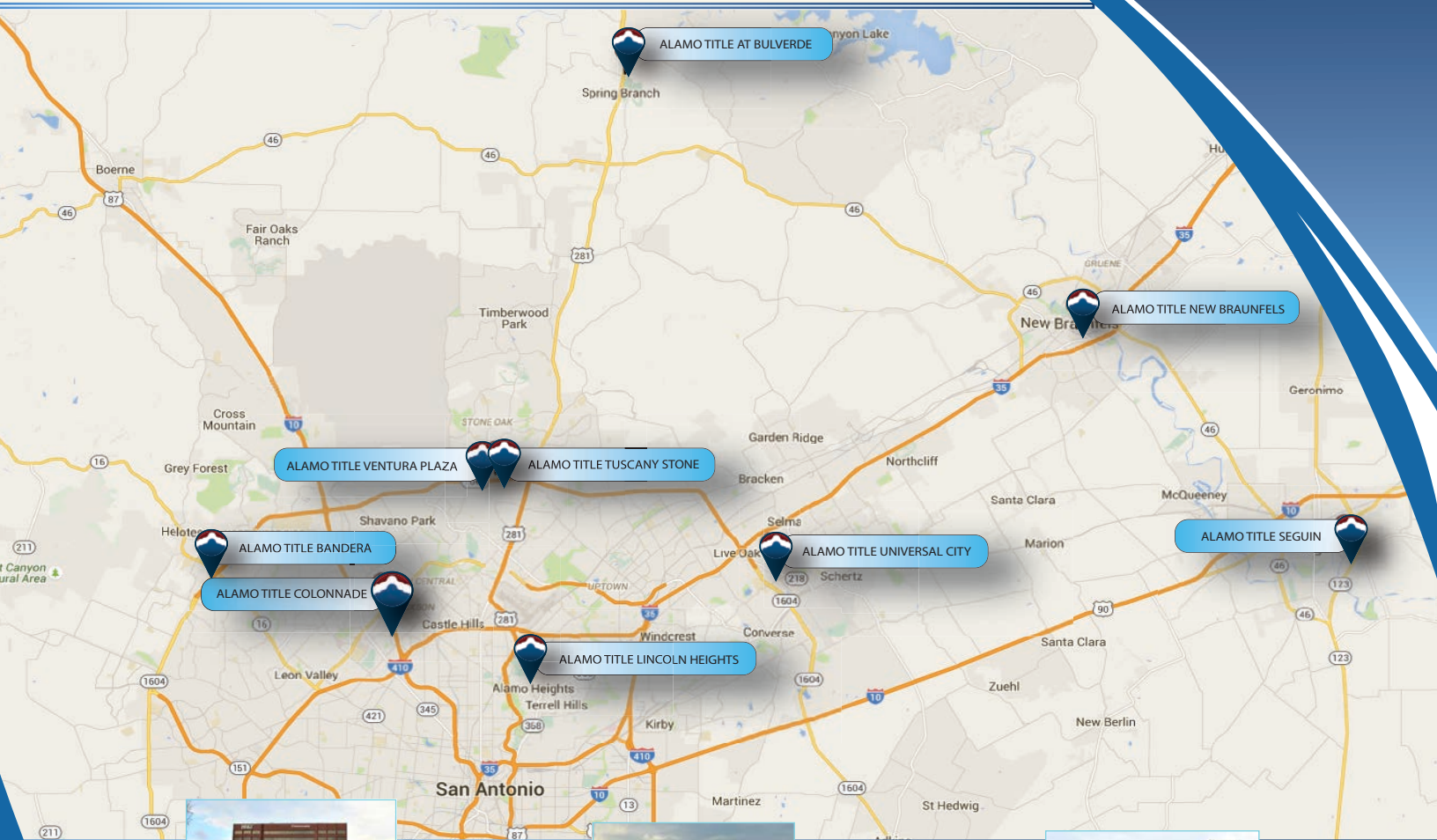
Please verify using our online rate calculator.



**Alamo Title Company**

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# ALAMO TITLE LOCATIONS



**ALAMO TITLE COLONNADE**  
 9901 IH 10 WEST, SUITE 101  
 SAN ANTONIO, TX 78230  
 210-696-8171 Phone  
 210-699-3990 Fax



**ALAMO TITLE TUSCANY STONE**  
 18618 TUSCANY STONE, SUITE 240  
 SAN ANTONIO, TEXAS 78258  
 210-490-1313 Phone  
 210-490-1312 Fax



**ALAMO TITLE VENTURA PLAZA**  
 434 N. LOOP 1604 W. SUITE 2208  
 SAN ANTONIO, TEXAS 78232  
 210-499-5872 Phone  
 210-499-4097 Fax



**ALAMO TITLE LINCOLN HEIGHTS**  
 950 E. BASSE ROAD  
 SAN ANTONIO, TX 78209  
 210-824-0264 Phone  
 210-820-3971 Fax



**ALAMO TITLE BANDERA ROAD**  
 12274 BANDERA ROAD #216  
 HELOTES, TEXAS 78023  
 210-372-0800 Phone



**ALAMO TITLE BULVERDE**  
 7790 HWY 281 N., STE. 100  
 SPRING BRANCH, TEXAS 78070  
 210-428-2992 Phone  
 830-980-5319 Fax



**ALAMO TITLE NEW BRAUNFELS**  
 494 S. SEGUIN ST., SUITE 100  
 NEW BRAUNFELS, TX 78130  
 830-627-1130 Phone  
 830-627-1132 Fax



**ALAMO TITLE UNIVERSAL CITY**  
 924 CORONADO BLVD.  
 UNIVERSAL CITY, TX 78148  
 210-659-6747 Phone  
 210-249-5108 Fax



**ALAMO TITLE SEGUIN**  
 128 S. MOSS ST., SUITE 100  
 SEGUIN, TEXAS 78155  
 830-303-3453 Phone  
 830-386-4011 Fax



# PROPERTY TAX GUIDE



## Bexar Taxing Authority

Bexar County	0.283821
Alamo Comm. College	0.149150

## City

City of Alamo Heights	0.390262
City of Balcones Heights	0.572199
City of Castle Hills	0.501345
City of China Grove	0.085330
City of Converse	0.585518
City of Elmendorf	0.442316
City of Grey Forest	0.093525
City of Helotes	0.350000
City of Hill Country Vill.	0.095000
City of Hollywood Park	0.511000
City of Kirby	0.729376
City of Leon Valley	0.575507
City of Live Oak	0.510000
City of Olmos Park	0.442785
City of San Antonio	0.565690
City of Schertz	0.497400
City of Selma	0.222300
City of Shavano Park	0.309617
City of Somerset	0.698171
City of St. Hedwig	0.479895
City of Terrell Hills	0.370525
City of Universal City	0.560492
City of Von Ormy	0.249935
City of Windcrest	0.340900

## Schools

Alamo Heights ISD	1.205000
East Central ISD	1.275000
Edgewood ISD	1.362700
Harlandale ISD	1.528800
North East ISD	1.440600
Northside ISD	1.375500
San Antonio ISD	1.382600
South SA ISD	1.451500
Southside ISD	1.368900
Somerset ISD	1.278000
Southwest ISD	1.465282

## Emergency Service Districts

Bexar Co. Emg Dist #1	0.100000
Bexar Co. Emg Dist #2	0.098945
Bexar Co. Emg Dist #3	0.051408
Bexar Co. Emg Dist #4	0.077727
Bexar Co. Emg Dist #5	0.100000
Bexar Co. Emg Dist #6	0.100000

Bexar Co. Emg Dist #7	0.099510
Bexar Co. Emg Dist #8	0.100000
Bexar Co. Emg Dist #10	0.100000
Bexar Co. Emg Dist #11	0.100000
Bexar Co. Emg Dist #12	0.100000
Hospital District	0.276235
S.A. River Authority	0.017500
Flood Fund	0.030679

## MUDS

S.A. MUD #1	0.687700
Cibolo Canyon SID	0.565690
Westside 211 SID	0.565690
Southwest ISD I&S Only	0.425282
Butterfield Ranch PID	Flat \$300.00 rate/Improved lots

## Comal Taxing Authority

Comal County	0.292821
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## City

City of Bulverde	0.135700
City of Garden Ridge	0.275700
City of New Braunfels	0.498230

## Schools

Boerne ISD	1.294000
Comal ISD	1.390000
New Braunfels ISD	1.339100
Wimberley ISD	1.297700

## Emergency Service Districts

Emergency Serv. Dist. #1	0.085100
Emergency Serv. Dist. #2	0.060000
Emergency Serv. Dist. #3	0.080000
Emergency Serv. Dist. #4	0.060000
Emergency Serv. Dist. #5	0.100000
Emergency Serv. Dist. #6	0.071900
Emergency Serv. Dist. #7	0.081500

## MUDS

York Creek Municipal Dist.	0.004200
Rebecca Creek MUD	0.00
Johnson Ranch	0.850000

## Bandera Taxing Authority

Bandera County	0.565300
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## City

City of Bandera	0.387549
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## Schools

Bandera ISD	1.170000
Medina ISD	1.040000
Northside ISD	1.375500
Utopia ISD	1.040000

## MUDS and ESD

Flying I Ranch	0.380000
County Special	0.090000
County Road	0.021600
ESD	0.100000
BCRAGD	0.029839

## Guadalupe Taxing Authority

Guadalupe County	0.3941
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## City

City of Cibolo	0.445400
City of Luling	0.470000
City of Marion	0.490100
City of New Braunfels	0.498230
City of San Marcos	0.530200
City of Santa Clara	0.120000
City of Schertz	0.497400
City of Seguin	0.517300
City of Selma	0.234200

## Schools

Luling ISD	1.114400
Marion ISD	1.280000
Navarro ISD	1.420000
New Braunfels ISD	1.339100
San Marcos ISD	1.414100
Schertz/Cibolo ISD	1.490000
Seguin ISD	1.280000

## MUDS and ESD

York Creek District	0.004400
Lateral Road	0.058000



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# PROPERTY TAX GUIDE



## Kendall County

Taxing Authority  
Kendall County .3940000

### City

City of Boerne .4720000  
City of Fair Oaks Ranch .2663000

### Schools

Boerne ISD 1.294000  
Comfort ISD 1.210000

### MUDS and ESD

Kendall Co. Water Control .2562000  
Cow Creek Groundwater .0050000  
Conservation District .0050000  
Lerin Hill MUD 1.000000

## Medina County

Taxing Authority  
Medina County (General) 0.433200

### City

City of Castroville 0.454500  
City of Devine 0.569000  
City of Hondo 0.408900  
City of LaCoste 0.444400  
City of Laytle 0.317500  
City of Natalia 0.875200

### Schools

Devine ISD 1.370000  
Hondo ISD 1.140000  
Lytle ISD 1.340000  
Medina Valley ISD 1.388200  
Natalia ISD 1.358200  
Utopia ISD 1.040000

### Emergency Service Districts

Emergency Serv. Dist. #1 0.095000  
Emergency Serv. Dist. #2 0.094800  
Emergency Serv. Dist. #3 0.060000  
Emergency Serv. Dist. #4 0.056000  
Emergency Serv. Dist. #5 0.100000  
Emergency Serv. Dist. #6 0.075000  
Hospital District 0.060800  
Utopia/Vanderpool ESD 0.100000  
MUDS  
County FM Road 0.091800  
Groundwater Conservation .0094010

## Wilson County

Taxing Authority  
Wilson County 0.473800

### City

City of Elmendorf 0.442316  
City of Floresville 0.325200  
City of La Vernia 0.199900  
City of Poth 0.253000  
City of Stockdale 0.366700

### Schools

Falls City ISD 1.435600  
Floresville ISD 1.490000  
La Vernia ISD 1.380000  
Nixon Smiley Cons ISD 1.150000  
Poth ISD 0.253000  
Stockdale ISD 1.340000

### Emergency Service Districts

Wilson Co. ESD #1 0.085200  
Wilson Co. ESD #2 0.099000  
Wilson Co. ESD #3 0.080000  
Wilson Co Mem Hospital 0.105600

### MUDS

Oak Hills Dev Road Dist. 0.128000  
Card Road District 0.152500  
HelroBQ 0.139200  
Woodvalley Acres Rd Dist. 0.155200  
San Antonio River Auth. 0.017500  
Ecelto Water District 0.090567  
Evergreen UWC District 0.005300





# Title Company Listing Appointment Seller Checklist

## Marital History since acquisition of property

Marriage?

Yes  No If yes, spouse's name \_\_\_\_\_ Date of marriage \_\_\_\_/\_\_\_\_/\_\_\_\_

Did spouse live in property?

Yes  No If yes, include on Contract.

Divorce?

Yes  No If yes, County/State \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Death?

Yes  No If yes, please provide copy of Death Certificate.

Is there a Will?  Yes  No If yes, was it probated?  Yes  No

## How is Title held?

Trust, LLC, Corp., etc.?

Yes  No If yes, please provide copy of Trust Agreement or LLC/Corp. Documents.

## Bankruptcy?

Yes  No If yes, County/State \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## Party to any Lawsuit?

Yes  No If yes, please provide details \_\_\_\_\_

## Mortgage Info

Recent Statement?

Yes  No If no, provide Lender's name \_\_\_\_\_

Phone Number \_\_\_\_\_

Loan Number \_\_\_\_\_

SS# (the title company will need the SS#) \_\_\_\_\_

Delinquent on Payments?

Yes  No If yes, how far behind? \_\_\_\_\_

## Existing Survey?

Yes  No Legible?  Yes  No Seal?  Yes  No Signature?  Yes  No Directional Arrow?  Yes  No

Any Changes?

Yes  No If yes, describe changes and sketch on another copy \_\_\_\_\_

T-47 Affidavit?  Yes  No

## Owner's Title Policy?

Yes  No

## Homeowners Association

HOA?

Yes  No If yes, suggest calling HOA to get information on Resale Cert and Transfer Fee Charge

Current?

Yes  No

How often Assessed?  Yearly  Monthly  Quarterly

## Addresses

List of addresses you have lived at for the past 10 years.



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