

Loan Statement

Property Address

AUGUSTA COURT
1819 AUGUSTA DRIVE
HOUSTON TX 77057

Loan Number:

3505216

Payment Due Date:

01/01/26

Interest Rate:

7.013060

Contact:

Megan Rains

Description of Payment

*Charges

Principal	11,253.87
Interest	87,265.39
Tax	36,546.74
Insurance	18,917.56
Replacement	4,050.00
Rate Cap	1,498.75
Payment Amount:	159,532.31

Amount Due:

\$ 159,532.31

Payment received 10 days after the due date will be assessed a late charge of \$ 4,925.96

Your payment is set up to be drafted.

Loan Balances

Principal Balance:	14,450,247.92
Tax & Insurance Balance:	129,528.19
Reserves Balance:	55,420.36
COMPL REPAIR Balance:	.00
VAR MISC Balance:	426,492.42
Unapplied Balance:	.00
Subsidy Balance:	.00
Unpaid Late Charges Balance:	.00
Returned Check Charges Balance:	.00
Miscellaneous Fee Balance:	.00
Default Interest Balance:	.00

Year-To-Date Totals

Principal Paid:	137,055.91
Interest Paid:	1,085,640.41
Taxes Paid:	402,757.83
MIP Paid:	.00
Insurance Paid:	177,194.87

* Payments not received by the due date or other loan changes may affect the payment distribution.

December 19, 2025

M&T REALTY CAPITAL CORPORATION
PO Box 64269
Baltimore, MD 21264-4269
(800) 737-2344

Loan Number:

3505216

Payment Due Date:

01/01/26

Contact:

Megan Rains

Amount Due:

\$ 159,532.31

1819 AUGUSTA LLC

Payment Distribution

Regular Payment:	\$
Late Charge:	\$
* Additional Principal:	\$
Other:	\$
Total Remitted:	\$

Attention: Ashley Wilson

* May be subject to a Prepayment Amount.

Loan Number:3505216			Activity from 11/21/2025 through 12/19/2025				December 19, 2025	
Tran Type	Due Date/ Payee	Paid Date/ Subsidy Amount	Trans Amount/ Description	Interest/ Misc Fee	Principal/ Unapplied	Tax & Ins/ Reserves	COMPL REPAIR/ VAR MISC	Late Charge/ Ret Ck Charge
IOE	12/01/25	11/28/25	4.14	.00	.00	.00	.00	.00
		.00	Int on Escrow	.00	.00	4.14	.00	.00
DIS	12/01/25	12/03/25	-148,215.18	.00	.00	-148,215.18	.00	.00
	Texas Commercial I	.00	Disb to Pay Ins	.00	.00	.00	.00	.00
ESC	12/01/25	12/04/25	23,468.22	.00	.00	.00	.00	.00
		.00	Rate Cap Reimb	.00	.00	.00	23,468.22	.00
REG	12/01/25	12/08/25	159,200.11	86,858.81	13,504.86	53,287.69	.00	.00
		.00	ACH	.00	.00	4,050.00	1,498.75	.00
DIS	01/01/26	12/09/25	-23,468.22	.00	.00	.00	.00	.00
	1819 Augusta, LLC	.00	MemopostedWire	.00	.00	.00	-23,468.22	.00
DIS	01/01/26	12/12/25	-402,757.83	.00	.00	-402,757.83	.00	.00
	Harris County	.00	Disb to Pay Tax	.00	.00	.00	.00	.00