

Loan Statement

Property Address

AUGUSTA COURT
1819 AUGUSTA DRIVE
HOUSTON TX 77057

Loan Number:

3505216

Payment Due Date:

03/01/26

Interest Rate:

6.683720

Contact:

Megan Rains

Description of Payment

*Charges

Principal	20,455.71
Interest	74,997.97
Tax	36,546.74
Insurance	16,944.01
Replacement	4,050.00
Rate Cap	1,498.75
Payment Amount:	154,493.18

Amount Due:

\$ 154,493.18

Payment received 10 days after the due date will be assessed a late charge of \$ 4,772.68

Your payment is set up to be drafted.

Loan Balances

Principal Balance:	14,426,990.24
Tax & Insurance Balance:	238,483.24
Reserves Balance:	27,333.28
COMPL REPAIR Balance:	.00
VAR MISC Balance:	429,489.92
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:	23,257.68
Interest Paid:	171,702.69
Taxes Paid:	.00
MIP Paid:	.00
Insurance Paid:	.00

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

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

February 20, 2026

Loan Number:

3505216

Payment Due Date:

03/01/26

Contact:

Megan Rains

Amount Due:

\$ 154,493.18

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 01/21/2026 through 02/20/2026				February 20, 2026	
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	02/01/26	01/30/26	4.97	.00	.00	.00	.00	.00
		.00	Int on Escrow	.00	.00	4.97	.00	.00
ESC	02/01/26	02/03/26	19,102.97	.00	.00	.00	.00	.00
		.00	Rate Cap Reimb	.00	.00	.00	19,102.97	.00
REG	02/01/26	02/09/26	155,480.61	84,437.30	12,003.81	53,490.75	.00	.00
		.00	ACH	.00	.00	4,050.00	1,498.75	.00
DIS	03/01/26	02/10/26	-40,957.71	.00	.00	.00	.00	.00
	1819 Augusta, LLC	.00	MemopostedWire	.00	.00	.00	-40,957.71	.00
DIS	03/01/26	02/12/26	-36,196.67	.00	.00	.00	.00	.00
	1819 Augusta, LLC	.00	Disburse -ACH	.00	.00	-36,196.67	.00	.00