

COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George
County Judge

April 17, 2019

(281) 341-8608
Fax (281) 341-8609

Tommy Vuong
Guild Mortgage Company
3118 Tecumseh Ct.
Missouri City, TX 77459

Reference: Account Number: 8908-00-001-0101-907
Tax Year 2018, Precinct 2

Dear Mr. Vuong:

The County has received your request sent on behalf of Guild Mortgage Company to waive penalty and interest on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District, City of Missouri City and Houston Community College which represents a total amount of \$206.77 for penalties assessed on the referenced account for tax year 2018. The Tax Assessor's Office has conducted research on your account; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, May 7, 2019 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2nd Floor, in Richmond, Texas.

You are not required to appear in order for the Court to consider your request. Action by the Court is governed by guidelines under Texas Tax Code, Chapter 33, Section 33.011*, Commissioners Court cannot waive penalty, interest and/or collection fees unless there is evidence of an error by the appraisal district or the County. However, if you have any new information showing proof of an error that was not researched by the Tax Assessor and wish to discuss, please contact your Commissioner, Grady Prestage, prior to May 7, 2019, at telephone 281-403-8000 or by email at james.prestage@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

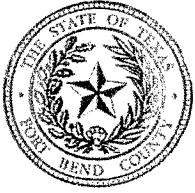
A handwritten signature in black ink, appearing to read "KP George", is written over a horizontal line.

KP George

Enclosure

Copy: Commissioner Grady Prestage, Precinct No. 2

*Section 33.011(a)(1) of the Texas Tax Code states, "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, PCC
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

APR 16 2019

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: April 15, 2019

TO: County Judge KP George
Commissioner Vincent Morales
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner Ken R DeMerchant
Roy Cordes, County Attorney

FROM: Tammy Staton *T.S.*
— Chief of Property Taxes

Re: Waiver of Penalty and Interest – Tommy Vuong: Account # 8908-00-001-0101-907, 2018 Tax Year;
Legal Description: Vicksburg Village of Cumberland, Block 1, Lot 10, 50.000000% UDI; Mailing Address:
3118 Tecumseh Ct, Missouri City TX 77459-4844.

Precinct 2

Tommy Vuong is requesting a waiver of penalty and interest for the 2018 tax year, stating that the county split his account and he nor his mortgage company was aware of a split. He stated that according to mortgage company, taxes were paid for his property on account #8908-00-001-0100-907. The mortgage company believed that all taxes were paid. They did not know there was another account, they would have paid taxes on account 8908-00-001-0101-907.

- November 2, 2018 - 2018 – Certified Statement mailed to: Vuong Tommy, 3118 Tecumseh Ct, Missouri City TX 77459-4844 / Amount: \$2,297.31. **This statement was not returned by the Post Office.**
- December 17, 2018 – The tax office received payment \$2,297.31 for 50% UDI account #8908-00-001-0100-907 from Guild Mortgage Company.

- February 13, 2019 – 2018 Reminder Notice for 50% UDI account #8908-00-001-0101-907 was mailed to: Vuong Tommy, 3118 Tecumseh Ct, Missouri City TX 77459-4844. **This statement was not returned by the Post Office.**
- March 13, 2019 – The tax office received payment of \$2,504.08, including March penalty and interest for 2018 tax year from Guild Mortgage Company for 50% UDI account #8908-00-001-0101-907.
- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Fort Bend ISD, City of Missouri City and Houston Community College – Missouri City have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty and interest and allow the Fort Bend County Commissioners Court to make the determination based on Section 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 8908-00-001-0101-907:

2018 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Fort Bend ISD	\$1,182.85	\$106.46	\$106.46
City of Missouri City	\$643.29	\$57.90	\$57.90
Houston Community College-Missouri City	\$92.14	\$8.29	\$8.29
FBC	\$379.03	\$34.12	\$34.12
Total	\$2,297.31	\$206.77	\$206.77

Total Penalty and Interest: \$206.77

I **do not** recommend waiver of penalty and interest for 2018 Tax Year. Per Property Tax Code Section 33.011 (a) (1): "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."

County Judge
Received

Waiver Of Penalty

FFR 17 2019

Date of letter
2/5/19

Vuong, Tommy
3118 Tecumseh Ct
Missouri City, TX 77459

(
Account No: 8908-00-001-0401-907
(this account is paid ~~the~~ by Guild Mortgage)

To Whom It May Concern;

I'm writing this letter to ask that please waive the penalties & interests for 2018 property / mud tax. I have a proof showing my tax account has been paid on 12/4/18 + mud tax (12/17/18). I recently found out that my account is past due / delinquent. I immediately went to the tax office, a lady informed me that Fort Bend County made a change this year, they splitted the tax account and sent only half statement to my mortgage company. The county did not notify Guild Mortgage about the change & Guild mortgage received only half tax bill + paid already. As the matter of fact, the change caused me a delinquent account. I don't know what is the error + who fault is this? but please kindly waive the penalties + interests, I've been

Working very hard to make this high interest mortgage payment and they charge \$90.⁰⁵ + 150.²⁴ (per month) for the escrow, my prepaid tax money always been in their account. Proof & statement are included. I already talked to them to push them to make the payment for the unpaid portion ASAP! (they did not know what was happening)

Please understand my situation
Thank You

Sincerely,
Tommy Vuong

Patsy Schultz, PCC
 Fort Bend County Tax Assessor-Collector
 1317 Eugene Heimann Circle
 Richmond, Texas 77469-3623
 www.fortbendcountytx.gov
RETURN SERVICE REQUESTED

**FORT BEND COUNTY
 2018 TAX STATEMENT**

Payments are processed by postmark date. Payment must be U.S. Legal Tender. The tax office is here to assist you with problems or answer your questions, please call (281) 341-3710. Taxes are due and payable upon receipt. Failure to receive a statement does not relieve you of the liability. **Please take time to be sure your statement is correct.** If you do not own this property or you have a question on values or exemptions - contact the Appraisal District below. The Appraisal District is a separate local agency and not part of the Fort Bend County Tax Office. The Appraisal District is the only agency allowed to make changes or corrections. Fort Bend County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service.

FORT BEND CENTRAL APPRAISAL DISTRICT
 2801 B F TERRY BLVD
 ROSENBERG TX 77471
 (281) 344-8623

paid

G94MZT00A01955
VUONG TOMMY
3118 TECUMSEH CT
MISSOURI CITY TX 77459-4844



Account No: 8908-00-001-0101-907 Cad No: R475177 Legal Acres: .0000 Roll Code: REAL PROPERTY Parcel Address: 3118 TECUMSEH CT Process Date: 10/29/2018

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
FORT BEND ISD	\$12,500	\$89,610	1.3200000	\$1,182.85	VICKSBURG VILLAGE OF CUMBERLAND, BLOCK 1, LOT 10, 50.000000% UDI
CITY OF MISSOURI CITY	\$0	\$102,110	.630000000	\$643.29	
HOUSTON COMM COLL MISS CITY	\$10,211	\$91,899	.10026300	\$92.14	
FORT BEND CO DRAINAGE	\$20,422	\$81,688	.019000000	\$15.52	
FORT BEND CO GEN FND	\$20,422	\$81,688	.445000000	\$363.51	
Appraised Values					
Land - Market Value				\$16,000	
Impr - Market Value				\$86,110	
Total Market Value				\$102,110	
Less Capped Mkt Value				\$0	
Appraised Value				\$102,110	
Exemptions/Deferrals					
HOM HOMESTEAD					

Page: 1 of 1

Total Amount Due By January 31, 2019	\$2,297.31
Payments Applied to 2018 Taxes	\$.00
Total Current Taxes Due (Including Penalties)	\$2,297.31
Prior Year(s) Delinquent Taxes Due (If any) 0000 - 0000 If Paid In January 2019	\$.00
Total Amount Due By January 31, 2019	\$2,297.31
Penalties for Paying Late	
By February 28, 2019	\$2,458.13
By March 31, 2019	\$2,504.08

Exemptions/Deferrals	
HOM	HOMESTEAD

NOTES: Keep for your records

If Paying Delinquent Taxes Prior To January 2019, Contact The Tax Office

PLEASE TEAR AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

2018 TAXES BECOME DELINQUENT FEB 1, 2019 * AMOUNT OF 2018 TAXES DUE IF PAID BY THE END OF:

JAN 2019	FEB 2019 7%	MAR 2019 9%
\$2,297.31	\$2,458.13	\$2,504.08

"If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2019 or filed prior to July 1, 2019 there will be an additional collection fee added to any 2018 taxes that remain delinquent at that time".

PLEASE NOTE YOUR ACCOUNT NUMBER AND CURRENT DAYTIME TELEPHONE ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Patsy Schultz, PCC Fort Bend County Tax Assessor-Collector
 P.O. Box 1028 · Payment Processing Dept · SugarLand, Texas 77487-1028
 (281) 341-3710
 Please provide a daytime telephone #: _____



(E-Check accepted via Internet only.)
 Credit/Debit Cards are accepted at all Fort Bend County Tax Office locations and via the Internet by visiting www.fortbendcountytx.gov
 (a convenience fee is charged by a third party vendor)

8908-00-001-0101-907
VUONG TOMMY
3118 TECUMSEH CT
MISSOURI CITY TX 77459-4844

AMOUNT PAID:





P O Box 85046
 San Diego, CA 92186-5046
 Customer Service: 1-800-365-4441
www.guildmortgage.com
 NMLS #3274

LOAN ACTIVITY STATEMENT
 Statement Date 12/31/2018

Tax paid proof

+ 0943305 000014712 096LD1 00918850
 TOMMY VUONG
 3118 TECUMSEH CT
 MISSOURI CITY TX 77459-4844



Loan Number	298-2002628
Payment Due Date	02/01/2019
Amount Due	\$1,825.91
<i>If payment is received after 02/16/2019 \$45.43 late fee will be charged.</i>	

Property Address	3118 TECUMSEH COURT MISSOURI CITY, TX 77459
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Account Information	
Paid to Date	01/01/2019
Unpaid Principal Balance	\$198,331.80
Interest Rate	4.625%

Explanation of Amount Due	
Principal	\$371.46
Interest	\$764.40
Escrow (Taxes and Insurance)	\$690.05
Regular Monthly Payment	\$1,825.91
Total Fees and Charges	\$.00
Past Due Payment	\$.00
Total Amount Due	\$1,825.91

Transaction Activity (12/04/18 to 12/31/18)			
Date	Description	Charges	Payments
12/04/18	County Tax Paid to County ✓		→ -\$2,297.31
12/04/18	FHA Insurance Premium Paid to FHA		-\$150.21
12/06/18	Additional Principal Payment		\$9,000.00
12/17/18	City Bond Payment to City ✓		→ -\$942.48
12/31/18	Payment Received - Thank You		\$1,825.91

Past Payments Breakdown	Paid Last Month	Paid Year to Date
Principal	\$9,370.03	\$.00
Interest	\$765.83	\$.00
Escrow (Taxes & Insurance)	\$690.05	\$.00
Fees	\$.00	\$.00
Partial Payment (Unapplied)*	\$.00	\$.00
Buydown/Subsidy	\$.00	\$.00
Total	\$10,825.91	\$.00

* Partial payments are placed in a separate suspense account. You will be notified by mail and the funds will be held until the balance is received. A payment will be applied to your mortgage at that time.

Additional Information	
Escrow Balance	\$2,958.33

Important Messages
 Want to save money each month or buy a new home? Call 855-833-7496 to hear about Guild's low rates! Co NMLS #3274; Equal Housing Lender. You may view this statement online and turn off paper statements by going to our website at www.guildmortgage.com. For online access to your loan information or to make a payment, we invite you to visit our website at (see page 2 for continuation of Important Messages)

PAYMENT COUPON - Detach and Return With Your Payment Made Payable to: GUILD MORTGAGE COMPANY

TOMMY VUONG
 3118 TECUMSEH COURT
 MISSOURI CITY TX 77459

AMOUNT DUE	
Due by 02/01/2019	\$1,825.91
\$45.43 late fee will be charged after 02/16/2019	
Additional Principal	\$
Additional Escrow	\$
TOTAL AMOUNT ENCLOSED	\$

Loan Number: 298-2002628
 Please write the loan number on the front of your check.

If your contact information has changed, please complete the reverse side.



Guild Mortgage Company
 P O Box 85046
 San Diego, CA 92186-5046

29820026280182591

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

VUONG TOMMY
3118 TECUMSEH CT
MISSOURI CITY, TX 77459-4844

Legal Description:

VICKSBURG VILLAGE OF CUMBERLAND, BLOCK
1, LOT 10, 50.000000% UDI

Parcel Address: 3118 TECUMSEH CT
Legal Acres: 0.0000

Remit Seq No: 40939865
Receipt Date: 03/13/2019
Deposit Date: 03/13/2019
Print Date: 03/20/2019 12:36 PM
Printed By: LINDAW

UDI/Exempt %: 0.500000

Deposit No: J190313K1
Validation No: 0
Account No: 8908-00-001-0101-907
Operator Code: YBARDALE

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Fort Bend Isd	TL	89,610	1.320000	1,182.85	106.46	0.00	1,289.31
2018	City Of Missouri City	TL	102,110	0.630000	643.29	57.90	0.00	701.19
2018	Houston Comm Coll Miss City	TL	91,899	0.100263	92.14	8.29	0.00	100.43
2018	Fort Bend Co Drainage	TL	81,688	0.019000	15.52	1.40	0.00	16.92
2018	Fort Bend Co Gen Fnd	TL	81,688	0.445000	363.51	32.72	0.00	396.23
					\$2,297.31	\$206.77	\$0.00	\$2,504.08

Check Number(s):
418328

PAYMENT TYPE:

Checks: \$2,504.08

Exemptions on this property:

HOMESTEAD

Total Applied: \$2,504.08

Change Paid: \$0.00

PAYER:
GUILD MORTGAGE COMPANY
DISBURSEMENT CUSTODIAL CLEARING
PO BOX 85304
SAN DIEGO, CA 92186-5304

ACCOUNT PAID IN FULL