Office of Consumer Credit Commissioner

Walkthrough Guide

Property Tax Annual Report

Property Tax Instructions

The Industry Reporting Tab is the new location for all things reporting related. You can file reports or view the submission history of past reports here.

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Enter dollar amounts on each line (up to 2 decimal places). Lines 5, 7, 9, 13, 14, and 15 will be calculated for you based on the numbers that you put in other lines on this balance sheet.

Schedule A: Balance Sheet *(Figure are company-wide)*

Assets

1.	Cash (Company-Wide)	
2.	Texas accounts receivable	
3.	Other accounts receivable (company-wide)	
4.	Less reserve for loan losses (company-wide)	
	(or allowance for doubtful accounts)	
5.	Net accounts receivable (company-wide)	
6.	Other current assets	
7.	**Total current assets**	
8 .	Other business assets (company-wide)	
9.	**Total Assets**	

Liabilities & Owner's Equity

11.	Total current liabilities (company-wide)	
12.	Other liabilities (company-wide)	

NET ASSETS REQUIREMENT: $25,000 PER LICENSE, whether active or inactive.

The owners equity on the balance sheet does not meet this requirement

Proprietorship or General Partnership: attach owner's personal financial statement(s) to demonstrate adequate net assets.

Select files...

Corporation: if a more current financial statement shows adequate net assets, attach that report and explain any variances between that statement and Schedule A.

Select files...

Alternatively, submit a valid reason with documentation on why you are not in violation of the net asset requirement.

Select files...

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Schedule B: Statement of Income & Expenses (Figures are company-wide)

	Income	
1.	Interest earned Ch 351 loans in Texas	
2.	Other mortgage loan income (company-wide)	
3.	Other business income	
4.	**Total Income***	0.00
	Expenses	
5.	Bad debts incurred in connection with Texas property tax loan activity	
6.	Salaries incurred in connection with Texas property tax loan activity	
7.	Interest incurred in connection with Texas property tax loan activity	
8.	Other expenses incurred in connection with Texas regulated loan activity	
9.	Other business expenses (company-wide)	

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Do you have any Property Tax Loans or Other Mortgage Loans Receivables for the State of Texas to report?

◉ Yes   ○ No

Schedule C: Loan Receivable (Net of Unearned Charges)

		No. of Loans Receivable	Amount Receivable
1.	Property tax loans (Ch 351)		
2.	Other mortgage loans		
	Total		

		No. of Loans Receivable	Amount Receivable
1.	Property tax loans (Ch 351)	1	No.of Loans Receivable or Amount Receivable columns is completed the remaining row must be completed with information
2.	Other mortgage loans	No.of Loans Receivable or Amount Receivable columns is completed the remaining row must be completed with information	1
	Total	1	1

Have you made any Property Tax Loans or Property Tax Lien Transfers.

◉ Yes   ○ No

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		No. of Loans Made	Amount Loaned
1.	Property tax loans (Ch 351)		
A.	Residential		
B.	Non-residential		
2.	Property Tax Lien Transfers		
A.	Residential		
B.	Non-residential		
		Closing Cost / Interest Rate	
3.	Total Closing Costs		
A.	Residential		
B.	Non-residential		
4.	Average Interest Rate		
A.	Residential		
B.	Non-residential		

Are any of your Property Tax Loan/Mortgage Loan Accounts (1) Past due more than 60 days?, (2) Secured by collateral that you have foreclosed?, (3)Delinquent and generated proceeds from sales of collateral?

◉ Yes ○ No

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Enter the number and dollar amount of any applicable property tax/other mortgage loans. You must fill out the number and dollar amount of either property tax and/or other mortgage loans.

		Property Tax Loans		Other Mortgage Loans	
		Number	**Amount**	**Number**	**Amount**
1.	60 – 89 days accounts				
2.	90-day accounts				
3.	Foreclosure of collateral				
4.	Proceeds from sales of collateral				

If you sold any credit insurance policies on property tax loans, click Yes and move to the next screen.

Have you sold any credit insurance policies on Property Tax Loans?

○ Yes   ◉ No

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Enter any relevant credit insurance sale data. Not every field needs to be completed.

Schedule F: Credit Insurance Sales

1.	Number of policies sold	
2.	Percentage of eligible loans covered	
3.	Net Premiums	
4.	Number of claims paid	
5.	Amount of claims paid	
6.	Net insurance income/retained premium	

Enter any relevant credit insurance sales data. Not every field needs to be completed.

Have you sold any ancillary products on Property Tax accounts?

○ Yes　　◉ No

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*Enter the applicable data for ancillary products. If you fill out one field, you need to **complete the entire line** before moving on to the next screen.*

Schedule G: Ancillary Products

		Non-Credit Insurance	Misc*	Type
1.	Number Sold			
2.	Net Premiums			
3.	Number of claims paid			
4.	Amount of claims paid			

If you escheated any funds to the state of Texas on behalf of customers, click Yes and move to the next screen.

During the report year, have you escheated any funds to the State of Texas on behalf of customers?

◉ Yes　　○ No

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Schedule H: Escheat Account

1.	Funds remitted to State of Texas	
2.	Escheat account balance, end of year	

During the report year, have any Property Tax Loan accounts been payed off?

◉ Yes   ○ No

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Schedule I: Payoff Information

	Property tax loan payoffs* by source		
1.	Borrower	?	
2.	Pre-existing lienholder	?	
3.	Property sale/Borrower refinance with mortgage company	?	
4.	Foreclosure sale (other than those foreclosed by the property tax lender)	?	
5.	Different property tax lender	?	
6.	Other	?	

Licensee question

During the report year, has the licensee or any affiliate had any type of license denied, suspended or revoked?	○ Yes ● No	
During the report year, has the licensee or any affiliate, or any agent thereof made a financial settlement with any person as a result of any claim relating to any extension of credit or collection agency?	○ Yes ● No	
During the report year, has the licensee, any affiliate, or any agent thereof been subject to binding arbitration or been the subject of civil litigation with relation to any loan, extension of credit, or collection activity?	○ Yes ● No	

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Annual/Quarterly Report- Attestation

Name* Ryan Vasquez

Phone Number* 504-650-4650

Email* none@mail.com

☐ **I swear or affirm** that all answer on this annual or quarterly report and any attachments are true and complete.
Warning: TEX. PENAL. CODE, Sec 37.10 provides that providing false information to a government agency may be a third degree felony offense punishable by not more than ten years in prison or not more than one year in a community correctional facility. In addition to imprisonment, a fine of up to $10,000 may also be imposed.

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