

# 106 South Bell Street



\*1350 sq. feet of living space \*1 block from courthouse \*1/4 acre lot in town \*2 bedroom/1 bath

Texas is Our Territory

Bill Johnson & Associates Real Estate



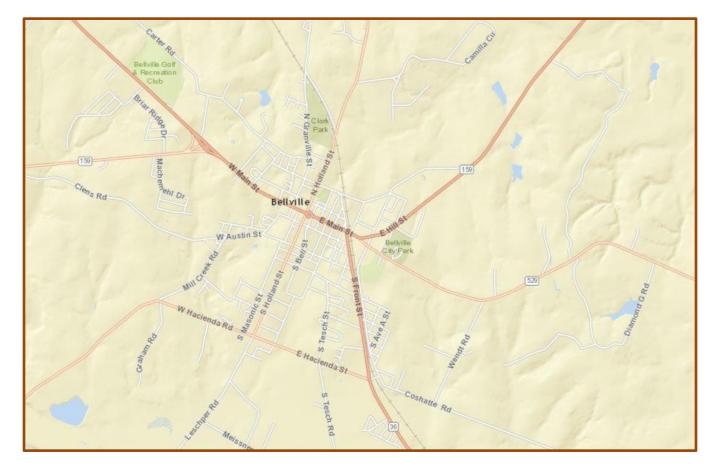
Since 1970



Bellville Office 979-865-5969 420 E. Main Street Bellville TX 77418 New Ulm Office 979-992-2636 424 Cedar Street New Ulm. TX 78950

Bellville: 979-865-59 979-865-59 www.bjre.	500 fax	Texas is Our Territory  Bill Johnson & Associates  Real Estate  Since 1970					New Ulm: 979-992-3626 office 979-865-5500 fax www.bjre.com	
NO REPRESE	ENTATIONS OR WARRA			CHANTABILITY OR C	CONDITION OF ANY	OF THE INFORMATION HEREIN OR V PROPERTY DESCRIBED HEREIN.	WITH RESPECT	TO THE SUITABILITY,
					LISTING			
Address of				, Bellville, T	X 77418		Listing	102000
Location of			of the Belly	ille Square		1	YES	□ NO
County or Region:		Austin				For Sale Sign on Property?		Пио
Subdivision: Bellville Town lot				Property Size:	0.25 ac			
Subdivision		☐ YES	☑ NO	Mandatory M	11	Property Owners' Assn.	☐ YES	<b>☑</b> NO
Listing Pric		\$126,500.00 Cash or conventional financing		Home Features				
Terms of S	<u>aie</u>	✓ YES	onventionai □ NO	financing	$\perp$ $\overline{\Box}$	Ceiling Fans No.		1
Cash:		YES	✓ NO			Dishwasher		
Seller-Finan		_				Garbage Disposal		
SellFin. Terr						Microwave (Built-In)	☐ Gas	☐ Electric
Down Paym						Kitchen Range (Built-In)		
Note Period Interest Rate						Refrigerator	LICT	_
		Mo O	Qt. S.A.	Ann.	items Specific	cally Excluded from The Sale	<u>. LIS1:</u>	
Payment Mo Balloon Note		☐ YES	□ NO		-			
Number of								
Number of	i ears.				Heat and	Λir·		
Size and C	onstruction:				I leat and I	Central Heat ☑ Gas	Electric	☐ # Units: 1
Year Home		1950			~	Central Air Gas	Electric	# Units:1
		equired if prior to 1978:			Other:	Liectiic	# Offics1_	
Bedrooms:	2+	Bath:	1			Fireplace(s)		
Size of Home		1350sf		Living Area		Wood Stove		
0.20 01 1 101110	(, <del>p</del> p.ox.)			Total	V	Water Heater(s):	☐ Gas	✓ Electric
Foundation:	✓ Slab ☐ Pier/	Beam ☐ Oth	er	- Ota		vvator ribator(b).		Liceate
	Composition		Year Installed:	2015	Utilities:			
Exterior Cor		Brick and		2010	Electricity	Provider:	City of Be	ellville
			J		Gas Provid		City of Be	
Room Meas	easurements: APPROXIMATE SIZE:			Sewer Provider:		City of Bellville		
Living Room:	12' X 19' Water Prov		·					
	11' X 13'				Water Well:	☐ YES ☑ NO Depth:		
Kitchen:	12' X 16'					Year Drilled:		
Family Room:					Average U		\$115.00	
Utility:	10' X 11'							
Bath:	9' X 12'		<b>✓</b> Tub	Shower	Taxes:	2016	Year	
Bath:			Tub	Shower	School:		-	\$1,370.33
Bath:			Tub	Shower	County:			\$431.11
Master Bdrm:	10' X 12'		•		FM/Rd/Br:			\$159.98
Bedroom:	9' X 12'				Hospital:			\$65.58
Bedroom:					City:			\$304.84
Bedroom:					Taxes:			\$2,331.84
Other:					School Dis	strict:	Bellville I	SD
Garage: 🗹	Carport:	No. of Cars:	2					
Size:			Attached	☐ Detached	Additional	Information:		
Porches:								
Front: Size:								
Back: Size:	10' Enclosed	X 20'						
Deck: Size:	☐ Covered							
Deck: Size:				☐ Covered				
Fenced Yard:								
Outside Sto	rage: 🗆 Yes 🏻 [	No Size:				<u> </u>		
	Construction:		,					
TV Antenna		Dish □	C	able □	II			







## Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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IABS 1-0 IABS Forms (New)