

Please Fill Out



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

 CONCERNING THE PROPERTY AT PP2-15

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☐ or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		✓	
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences		✓	
Fire Detection Equip.		✓	
French Drain		✓	
Gas Fixtures		✓	

Item	Y	N	U
Gas Lines (Nat/LP)		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	
Public Sewer System	✓		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector		✓	
Smoke Detector - Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna	✓		
Washer/Dryer Hookup	✓		
Window Screens		✓	

Item	Y	N	U	Additional Information
Central A/C <u>2 units</u>	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater <u>1</u>	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		✓		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		✓		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

AR-1406) 7-2-07

Initialed by: Seller: XBH, XLH and Buyer: _____

Page 1 of 5

Concerning the Property at _____

Water supply provided by: ☐ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composite Age: 2 yrs

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Present Flood Insurance Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs <u>New Roof After Retain</u>		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N
☐ ☒

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☒ ☐

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Rayburn Country Club

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒

Any lawsuits or other legal proceedings directly or indirectly affecting the Property.

☐ ☒

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒

Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at

PP2-15

Section 6. Seller ☐ has ☒ has not attached a survey of the Property.Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.


Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:


- ☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller: 
 Printed Name: Louis Hernandez Date: _____

Signature of Seller: 
 Printed Name: Bernadene Hernandez Date: 8/4/8

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
- Electric: _____ Sewer: _____
- Water: _____ Cable: _____
- Trash: _____ Natural Gas: _____
- Local Phone: ATT Propane: _____
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



TEXAS ASSOCIATION OF REALTORS®
NON-REALTY ITEMS ADDENDUM TO CONTRACT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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ADDENDUM TO CONTRACT BETWEEN THE UNDERSIGNED PARTIES
CONCERNING THE PROPERTY AT

PA2-15

(Street Address and City)

A. Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Master bedroom furniture

and Big Screen TV & Controls

PERSONAL ITEMS

B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances. Seller shall convey the personal property:

☒ (1) at no cost to Buyer at closing.

☐ (2) for an additional sum of \$ _____ as separate consideration for the personal property.

C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Buyer

Seller

Buyer

Seller



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

02-0

CONCERNING THE PROPERTY AT

002-15

(Street Address and City)

- A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."
- NOTICE: Inspector must be properly certified as required by federal law.**

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):**
- ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

- 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):**

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☒ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

[Signature]
 Seller _____ Date _____

Buyer _____ Date _____

[Signature]
 Seller _____ Date _____

Other Broker _____ Date _____

[Signature]
 Listing Broker _____ Date 8-1-08

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12108, Austin, TX 78711-2108, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

ADDENDUM FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN AN OWNERS' ASSOCIATION
(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO EARNEST MONEY CONTRACT CONCERNING THE PROPERTY AT B. AT 15
(STREET ADDRESS) (CITY), T

A. RESALE CERTIFICATE (check one box only):

- ☐ (1) Buyer requires delivery by Seller of a resale certificate (the Resale Certificate) which must include a current copy of each following owners' association (the Association) documents (check each one that applies): ☐ Articles of Incorporation ☐ By-Laws ☐ Certificate of Insurance ☐ Income and Expense Statement ☐ Operating Budget ☐ Restrictive Covenants ☐ Rules and Regulations ☐ Other

Unless otherwise agreed by the Parties, the Resale Certificate must be prepared no more than 90 days before the date of delivery to Buyer. Within _____ days after the effective date of the Contract, Seller shall deliver the Resale Certificate to Buyer. If Seller does not timely deliver the Resale Certificate, Buyer may terminate the Contract within 3 days after the time for delivery. If Seller timely delivers the Resale Certificate, Buyer may terminate the Contract by delivering notice of termination to Seller within 3 days after Buyer receives the Resale Certificate. If Buyer does not give written notice of termination as required, Buyer waives this right of termination.

- ☐ (2) Buyer received and approved a copy of the Resale Certificate before signing the Contract.

- ☒ (3) Buyer does not require delivery of the Resale Certificate.

B. ASSOCIATION REPAIRS: Notwithstanding the provisions of Paragraph 7, Seller's obligation to make repairs required by the Contract, and any Property Condition Addendum shall be limited to those items Seller has the sole obligation to maintain and repair under the terms of the documents provided with the Resale Certificate. After Buyer receives all reports of needed repairs that are not the responsibility of Seller, Buyer shall have 5 days to give written notice to Seller that Buyer will terminate the Contract unless Buyer receives written confirmation from the Association that such repairs will be made in a reasonable time at no cost to Buyer. If Buyer does give such notice, Seller shall have _____ days after receipt of such notice to cause to be delivered to Buyer written confirmation of the Association's commitment to repair. If Buyer does not give such notice to Seller, Buyer will be deemed to have accepted the Property without such repairs. If required by Buyer and written confirmation of repairs is not delivered to Buyer as required above, Buyer may terminate the Contract and the Earnest Money must be refunded to Buyer.

TRANSFER FEES: Buyer shall pay any Association transfer fee, not to exceed \$_____, and Seller agrees to pay any excess

ASSESSMENT: The current Association assessment is \$ 340.00 per year, payable to Rayburn Country
Association at P.O. Box 5100, Sam Rayburn, TX 75951 (Address). The
management of the Association is provided by RCIA located
at P.O. Box 5100, Sam Rayburn, TX 75951 (Address) 409-698-3133 (telephone).

REPRESENTATIONS: If any representation in the Resale Certificate or the documents furnished with the Resale Certificate is not true on the Closing Date, Buyer may terminate the Contract and the Earnest Money must be refunded to Buyer.

[Signature]
Seller
Bernadene Hernandez
Seller

This form of this certificate has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. (12-95)
TREC No. 36-0.



TEXAS ASSOCIATION OF REALTORS®
REQUEST FOR MORTGAGE INFORMATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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TO: _____ (Mortgage Company)
 _____ (Address)
 _____ (City, State, Zip)
 _____ (phone) _____ (fax)
 FROM: _____ (E-Mail)
 RE: Request for mortgage information concerning Loan No. _____ (Seller)
 Property at _____ secured by the _____

I intend to sell the above-referenced property. I am providing you notice of a possible pay-off or assumption of the above-referenced loan.

I am requesting mortgage information from you that specifies:

- (1) loan information: the original loan amount, date of the original loan, original term, type of loan, lien priority, current principal balance, annual interest rate, and reserve account balance;
- (2) payment information: the next payment date, total payment, frequency of payment, principal and interest payment, taxes and insurance escrow payment, and mortgage insurance premium;
- (3) prepayment information: the amount of any prepayment penalty and any applicable waiver;
- (4) assumption information: the amount of any transfer fee, if buyer qualification is required, any interest rate escalation, and any change in the payment;
- (5) insurance information: types of insurance, premium amounts, premium periods, and agent's name and contact information;
- (6) tax information: the amount of annual taxes last paid, the year taxes were last paid itemized by city, school, county, and other taxing authorities; and
- (7) other information: any other information you believe is relevant.

Please return the mortgage information to:

Attn: _____ (☐ Broker ☐ Owner)
 _____ (Address)
 _____ (City, State, Zip)
 _____ (phone) _____ (fax)
 _____ (E-Mail)

[Signature] _____
 Date

[Signature] _____
 Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

8-15-05

**ADDENDUM FOR
PROPERTY LOCATED IN A
CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER
TO CONTRACT CONCERNING THE PROPERTY AT**

PP2-15

(Location of Property)

IN ACCORDANCE WITH SECTION 13.257, TEXAS WATER CODE, THE FOLLOWING
STATEMENT IS INCLUDED AS PART OF THE CONTRACT:

NOTICE TO PURCHASERS

The real property, described above, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property.

Except for notices included as an addendum to or paragraph of a purchase contract, the notice must be executed by the seller and purchaser, as indicated.

Buyer (Purchaser)

Date

Seller

Date

Buyer (Purchaser)

Date

Seller

Date

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RAYBURN COUNTRY
MUD DISCLOSURENOTICE TO PURCHASERS OF PROPERTY LOCATED WITHIN
THE RAYBURN COUNTRY MUNICIPAL UTILITY DISTRICT:

THE REAL PROPERTY, DESCRIBED BELOW, WHICH YOU ARE ABOUT TO PURCHASE, IS LOCATED IN THE RAYBURN COUNTRY MUNICIPAL DISTRICT. THE DISTRICT HAS TAXING AUTHORITY SEPARATE FROM ANY OTHER TAXING AUTHORITY, AND MAY, SUBJECT TO VOTER APPROVAL, ISSUE AN UNLIMITED AMOUNT OF BONDS. AS OF THIS DATE, THE MOST RECENT RATE OF TAXES IS LEVIED BY THE DISTRICT ON REAL PROPERTY LOCATED IN THE DISTRICT IS \$0.25 ON EACH \$100 OF ASSESSED VALUATION. IN ADDITION, FOR UNIMPROVED PROPERTIES ONLY (THOSE WITHOUT HOMES), THERE IS A SPECIAL BENEFIT TAX OF \$100 YEARLY FOR LOTS HAVING BOTH WATER AND SEWER SERVICES AVAILABLE AND A \$45 YEARLY SPECIAL TAX FOR LOTS HAVING WATER SERVICE ONLY. THE TOTAL AMOUNTS OF BONDS WHICH HAS BEEN APPROVED BY THE VOTERS AND WHICH HAVE BEEN OR MAY, AT THIS DATE, BE ISSUED IS \$3,600,000. THE PURPOSE OF THIS DISTRICT IS TO PROVIDE WATER AND SEWER SERVICES WITHIN THE DISTRICT THROUGH THE ISSUANCE OF BONDS PAYABLE FROM PROPERTY TAXES AND USER CHARGES. THE COST OF THESE UTILITY FACILITIES IS NOT INCLUDED IN THE PURCHASE PRICE OF YOUR PROPERTY, AND THESE UTILITY FACILITIES ARE OWNED BY THE DISTRICT. THE LEGAL DESCRIPTION OF THE PROPERTY WHICH YOU ARE ACQUIRING IS AS FOLLOWS:

PP 2-15

LEGAL DESCRIPTION

THE UNDERSIGNED PURCHASER HEREBY ACKNOWLEDGES RECEIPT OF THE FOREGOING NOTICE PRIOR TO CLOSING OF THE PURCHASE OF THE REAL PROPERTY DESCRIBED IN SUCH NOTICE. IT IS ALSO UNDERSTOOD THE RATES OF THE MUNICIPAL UTILITY DISTRICT ARE ESTABLISHED BY THE MUD BOARD OF DIRECTORS IN SEPTEMBER OF EVERY YEAR AND ARE SUBJECT TO CHANGE.

PURCHASER

PURCHASER