Bob Heyen Realty

235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

LOCATION:	915 Lower LaCoste Road Castroville, Texas 78009
LOT SIZE:	1.9562 Acres.
LEGAL:	Bowles, Lot 1-2, 0.6372 ac., and A#121, G.N. RR S#6/17, 1.319 ac., City of Castroville, Medina County, Texas.
PRICE:	$420,000.00.
TERMS:	Cash to Seller or third party financing.
SCHOOL:	Medina Valley I.S.D.
TAXES:	Taxes are approximately $8,454.72 per year.
UTILITIES:	City of Castroville water, sewer and electricity. Home is all electric, no gas.

IMPROVEMENTS: This is a beautiful 4 bedroom, 3 ½ bath, 2-story early Texas style home consisting of approximately 3,410 sq. ft. of living area on 1.9562 acres of land along the Medina River. You enter the property through one of two gates along a wrought iron fence and onto a half-circle drive in the front of the home facing Lower LaCoste Road. The exterior of the home is stone and wood with metal framing, a metal roof and approximately 1,170 sq. ft. of Cedar and Cypress porches. Walking in the first floor you will find 3 bedrooms, 2 baths. The large bedrooms have plenty of closet space, carpet and tile flooring and ceiling fans with two of the bedrooms having access through French doors to the back patio. All windows, baseboards and door trim are knotty pine along with the closet doors. One bathroom has one vanity and one tub with brick paver flooring and custom cabinetry. The second bath has two vanities, walk-in shower, custom cabinets and brick paver flooring. There is a large utility room with sink, cabinets for storage, washer/dryer hook-ups, brick paver flooring and access to the back patio. In addition, there is a spacious living/den area and a concrete safe/storage room.

The second floor has access from an upstairs front door with full length balcony, interior staircase and rear entries from the patio/balcony. Here you will find an open living/dining space, kitchen, master bedroom with full bath, a sitting area/bonus room and half bath. The living area has beautiful exposed wrapped beams and 12' ceilings with recessed lighting and stone fireplace. The ceilings

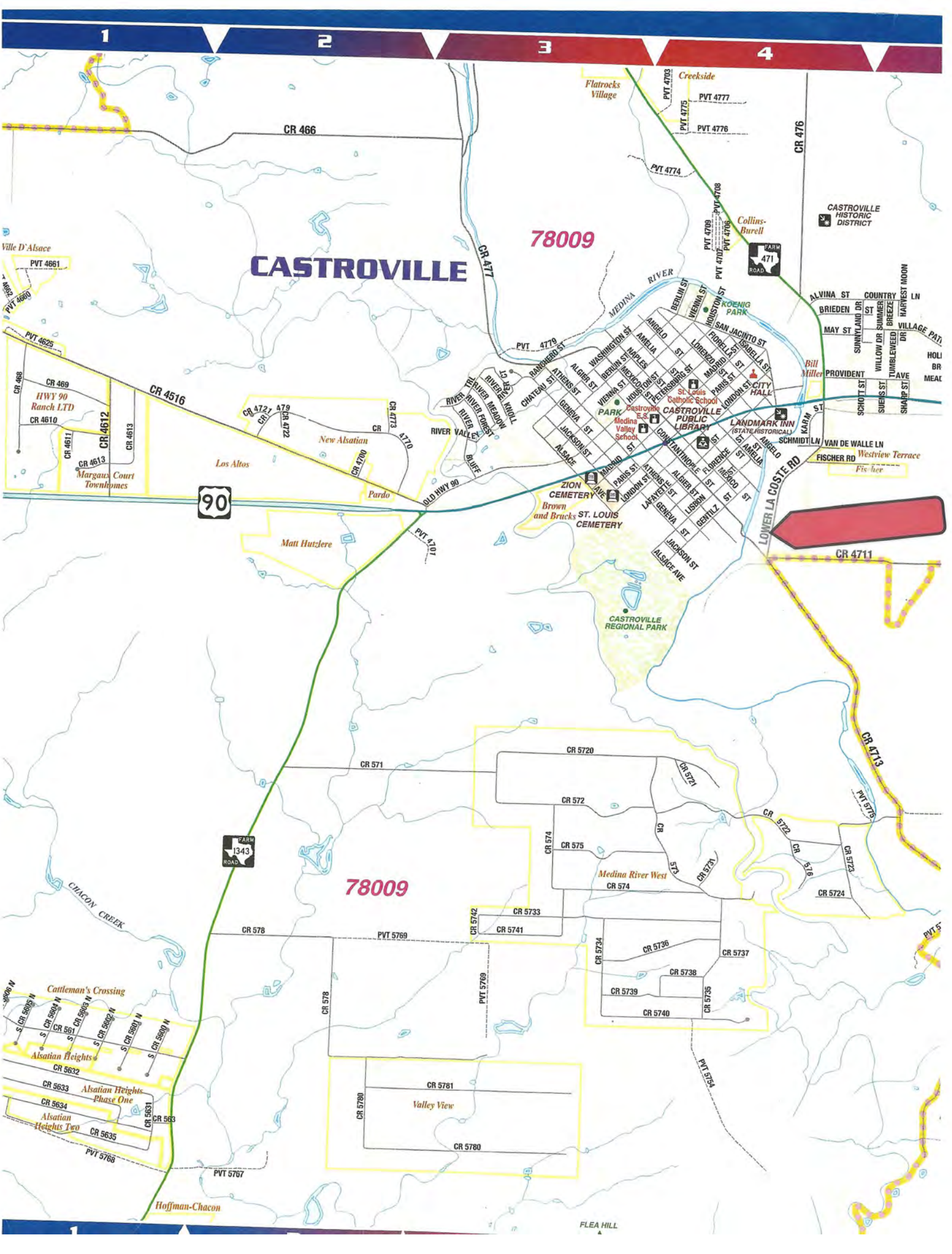
and floor are pine and all windows, doors and baseboards are wood trimmed. The galley-style kitchen has custom cabinets, butcher-block countertops, large walk-in pantry and several appliances consisting of a Jen-Air drop-in cooktop, Kitchen Aid trash compactor and dishwasher with a built-in microwave and stove. The master suite offers a sitting area/bonus room with built-in custom cabinets, bar and sink, fireplace and access via French doors to the rear balcony overlooking the property towards the river. Both rooms have vaulted ceilings with exposed wrapped wooden beams. The master bath has a split room area with one side having a single vanity sink and cabinets for storage and the other side consisting of a clawfoot tub, walk-in shower, pedestal sink accented in beaded board wainscoting.

In addition to all the amenities stated above, the home has 3 water heaters, 2 air conditioning/heating units, an attic fan, all electric utilities, and cultured marble countertops throughout the home.

The beautifully landscaped property is scattered with Live Oaks, Mesquite, Red Oak and Pecan trees that gently slopes to the Medina River that offers approximately 171' of access to the water through tree groves. There is also a 702 sq. ft. detached metal pipe and metal framed carport with Cedar exterior and a metal roof. Attached to this carport is approximately 378 sq. ft. of storage or enough room for a nice workshop, all on a concrete slab.

REMARKS: This is a beautiful family home and property with phenomenal curb-appeal, Medina River access, in a great neighborhood and all within the city limits of Castroville! Note: The property appears to lie within the FEMA 100 and 500 year flood zone.

Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.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CASTROVILLE
78009
Flatrocks Village
Creekside
Collins-Burell
CASTROVILLE HISTORIC DISTRICT
Ville D'Alsace
CR 466
CR 476
CR 477
CR 4516
CR 4612
CR 4711
CR 4713
PVT 4661
PVT 4660
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RIVER
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RIVER KNOLL
RIVER FOREST
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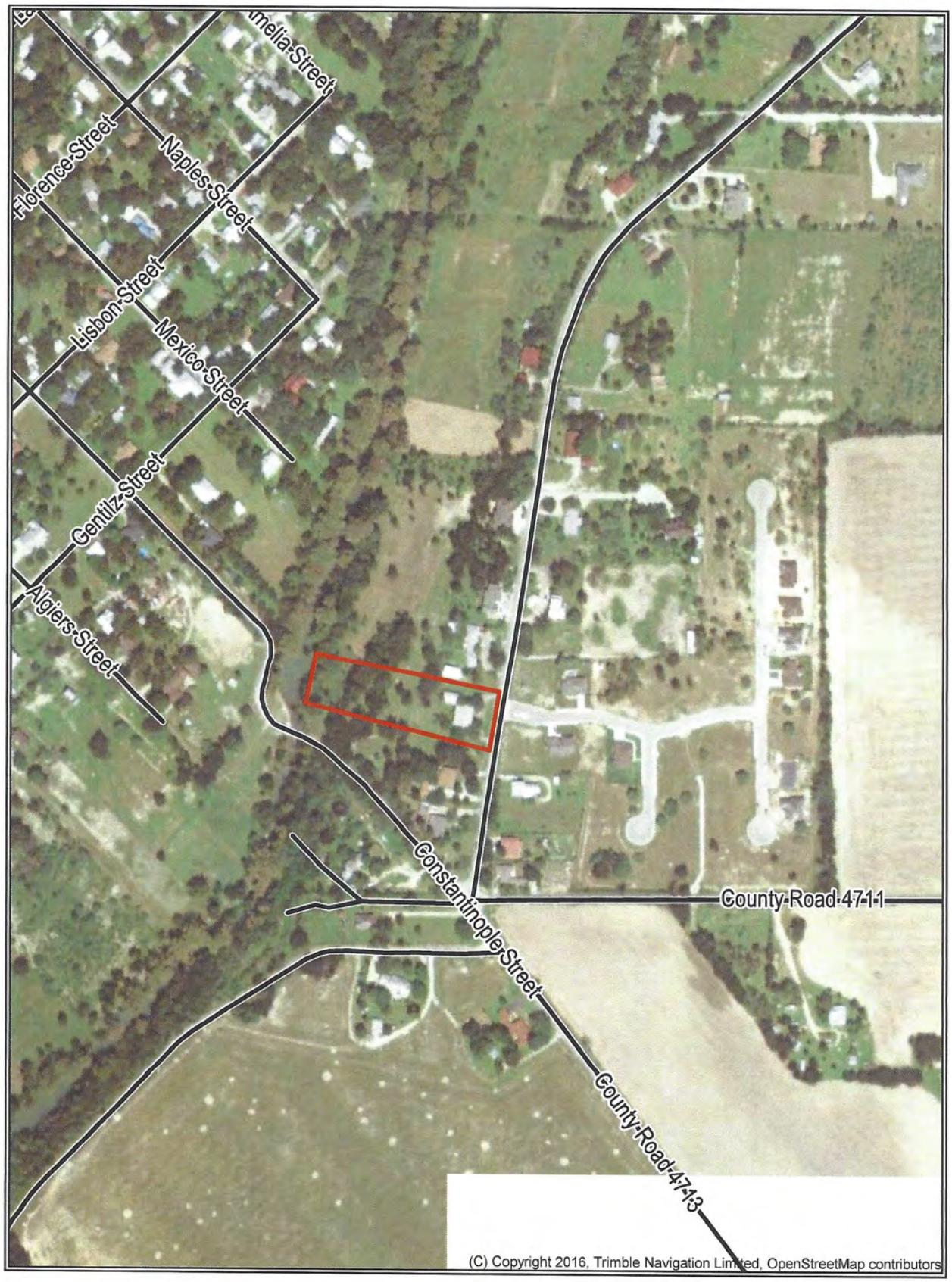
CHATEAU ST
WASHINGTON ST
ATHENS ST
ALGIER ST
BERLIN ST
VIENNA ST
GENEVA ST
JACKSON ST
ALSACE
MAPLES
AMELIA ST
ANGELO ST
MEXICOTON ST
HOUSTON ST
PETERSBURG ST
LORENZO ST
MADRID ST
FIORELLA ST
PARIS ST
ISABELLA ST
LONDON ST
CONSTANTINOPLE ST
FLORENCE ST
ALBERT ST
LAFAYETTE ST
LISBON ST
GENTILZ ST
MERCED ST
ALSACE AVE
BERLIN ST
VIENNA ST
HOUSTON ST
SAN JACINTO ST
ALVINA ST
COUNTRY LN
BRIEDEN ST
MAY ST
SUNNYLAND DR
SUMMER BREEZE DR
HARVEST MOON
WILLOW DR
TUMBLEWEED DR
PROVIDENT
SCHOTT ST
SWEIS ST
SHARP ST
KARM ST
SCHMIDT LN
VAN DE WALLE LN
FISCHER RD
Westview Terrace
Fischer
LOWER LA COSTE RD
KOENIG PARK
CITY HALL
St. Louis Catholic School
CASTROVILLE PUBLIC LIBRARY
LANDMARK INN (STATE HISTORICAL)
Castroville E.S.
Medina Valley School
PARK
ZION CEMETERY
Brown and Brucks
ST. LOUIS CEMETERY
CASTROVILLE REGIONAL PARK
Bill Miller
HWY 90 Ranch LTD
Margaux Court Townhomes
Los Altos
New Alsatian
Pardo
Matt Hutzlere
Medina River West
Valley View
Alsatian Heights
Alsatian Heights Phase One
Alsatian Heights Two
Cattleman's Crossing
CHACON CREEK
Hoffman-Chacon
FLEA HILL
90
OLD HWY 90
FARM ROAD 471
FARM ROAD 1343



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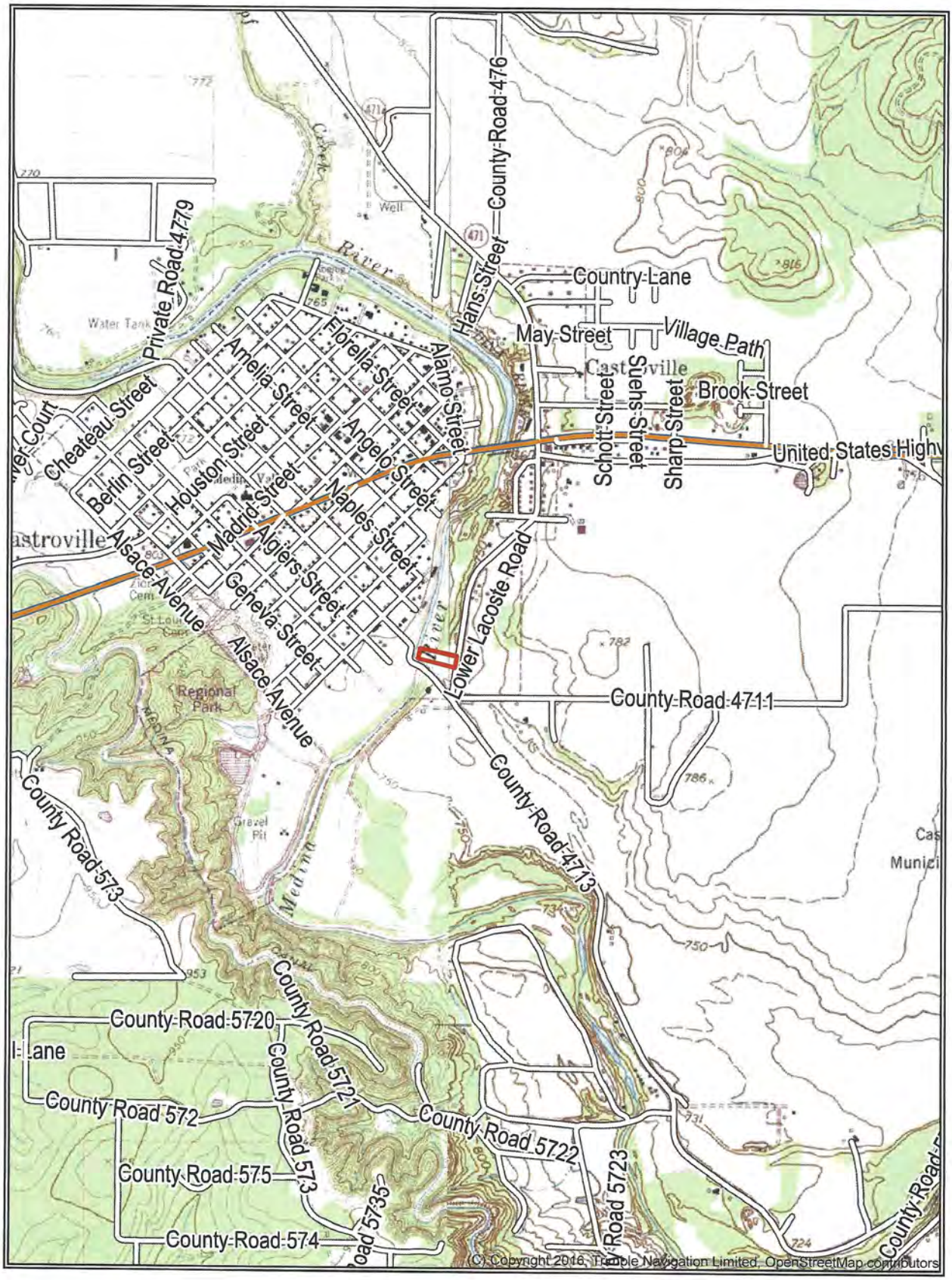
Feet



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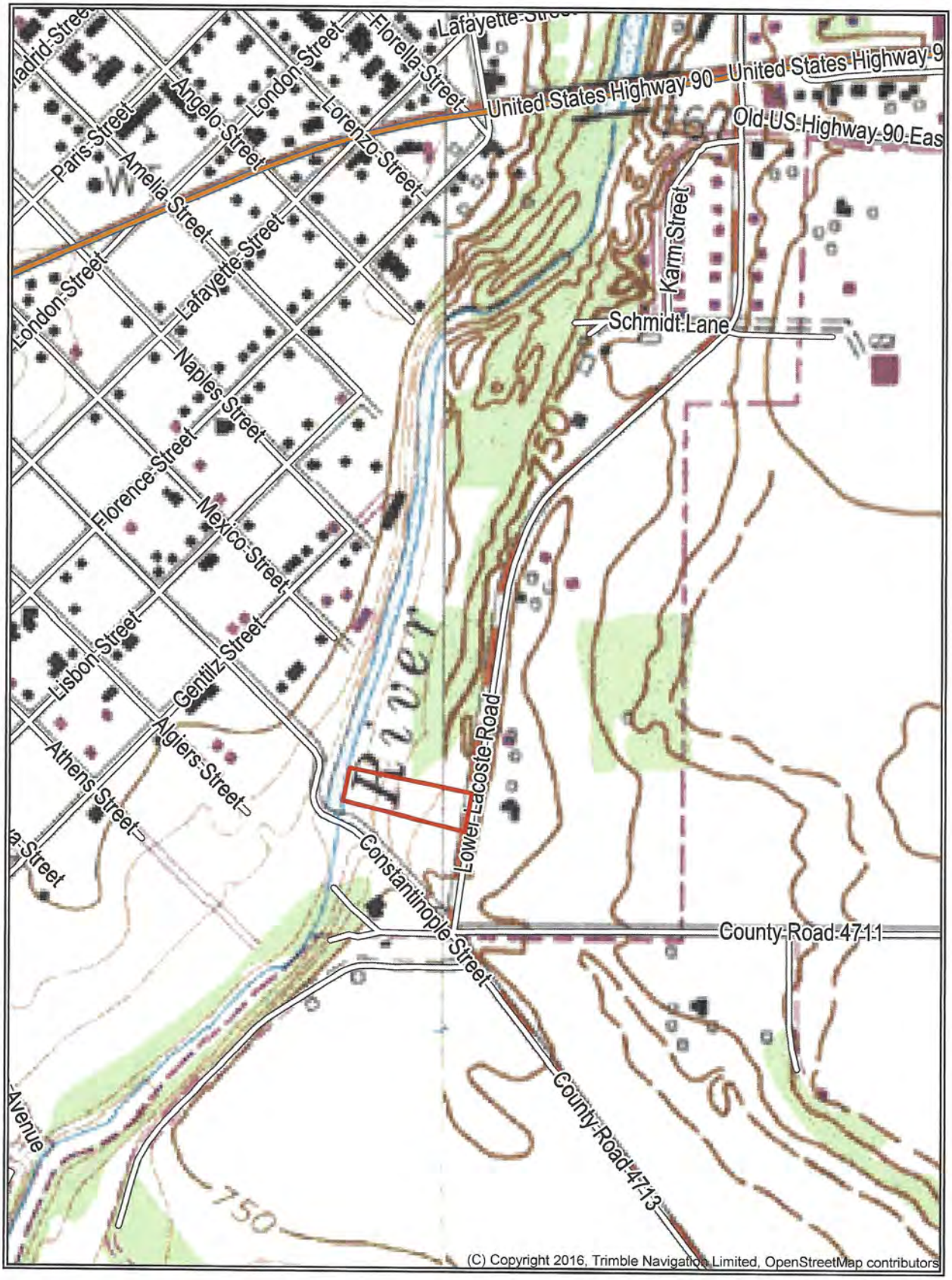

SCALE 1:7200

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Feet

National Flood Hazard Layer FIRMette

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

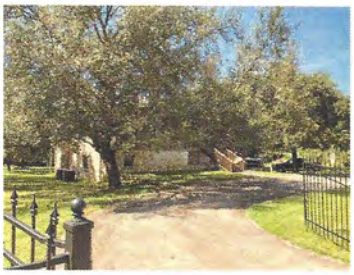
N

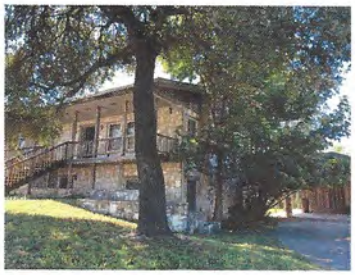
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

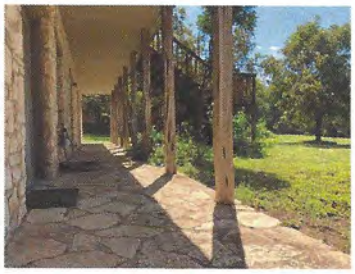
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

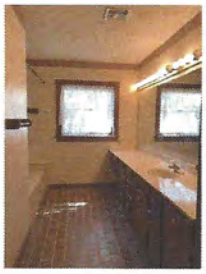
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/25/2018 at 11:11:01 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.









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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 915 Lower Lacoste Rd

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 X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? Sept 2018 (approximate date) 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	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences		X	
Fire Detection Equip.		X	
French Drain		X	
Gas Fixtures		X	
Natural Gas Lines		X	

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector		X	
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor	X		
TV Antenna	X		
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			✓ electric __ gas number of units: 2
Evaporative Coolers		X		number of units: —
Wall/Window AC Units		X		number of units: —
Attic Fan(s)	X			if yes, describe:
Central Heat	X			✓ electric __ gas number of units: 2
Other Heat		X		if yes, describe: —
Oven	X			number of ovens: 1 ✓ electric gas other:
Fireplace & Chimney	X			✓ wood __ gas logs __ mock other: 2 Fireplace units
Carport	X			✓ attached __ not attached
Garage		X		attached __ not attached
Garage Door Openers		X		number of units: — number of remotes:
Satellite Dish & Controls		X		__ owned __ leased from:
Security System		X		__ owned __ leased from:
Solar Panels		X		__ owned __ leased from:
Water Heater	X			✓ electric __ gas other: number of units: 3
Water Softener		X		__ owned __ leased from: —
Other Leased Items(s)		X		if yes, describe: —

Bob Heyen Realty, 235 19th St. Hondo, TX 78861
Robert Heyen
Phone: 8307264333 Fax: 8307412080

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10/02/18 2:26PM EDT dotloop verified

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Concerning the Property at 915 Lower La Coste Rd.

Underground Lawn Sprinkler		X	automatic manual areas covered:
Septic / On-Site Sewer Facility		X	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

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: Metal Age: ? (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes ✓ no __ unknown

Are 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		X
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

Item	Y	N
Floors		X
Foundation / Slab(s)		X
Interior Walls		X
Lighting Fixtures		X
Plumbing Systems		X
Roof		X

Item	Y	N
Sidewalks		X
Walls / Fences		X
Windows		X
Other Structural Components		X

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		X
Asbestos Components		X
Diseased Trees: oak wilt		X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in 100-year Floodplain (If yes, attach TAR-1414)		X
Located in Floodway (If yes, attach TAR-1414)		X
Present Flood Ins. Coverage (If yes, attach TAR-1414)		X
Previous Flooding into the Structures	X	
Previous Flooding onto the Property	X	
Located in Historic District		X

Condition	Y	N
Previous Foundation Repairs		X
Previous Roof Repairs		X
Previous Other Structural Repairs		X
Radon Gas		X
Settling	X	
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Penetration	X	
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X

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Concerning the Property at 915 lower La Coste Rd.

Historic Property Designation		X
Previous Use of Premises for Manufacture of Methamphetamine		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

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

X

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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 X 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	
__	N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
__	N	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: _____ 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.
__	N	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: _____
__	N	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	N	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	N	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	N	Any condition on the Property which materially affects the health or safety of an individual.
__	N	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).
__	N	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
__	N	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
__	N	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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Concerning the Property at 915 Lower LaCoste Rd.

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

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
__ Wildlife Management
__ Other: _____
__ Senior Citizen
__ Agricultural
__ Disabled
__ Disabled Veteran
__ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? __ yes ✓ no

Section 10. 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 11. 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): Explanation: It doesn't have them

**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.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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.

Brad Guthomson 10/1/18
Signature of Seller Date

Printed Name: Brad Guthomson

Michael T. Guthomson
dotloop verified
10/02/18 2:26PM EDT
YZTU-FUIQ-OXQL-CJRV
Signature of Seller Date

Printed Name: _____

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Concerning the Property at 915 Lower La Coste Rd.

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 is 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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric:	City of Castroville	phone #:	830-931-4070
Sewer:	" / "	phone #:	
Water:	" / "	phone #:	
Cable:	—	phone #:	
Trash:	City of Castroville	phone #:	
Natural Gas:	NA	phone #:	
Phone Company:	NA	phone #:	
Propane:	NA	phone #:	
Internet:	NA	phone #:	

(7) 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.

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

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11-2-2015

Information About Brokerage Services

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.

Bob Heyen Realty	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert J. (Bob) Heyen	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@sbcglobal.net	210-912-6007
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials — Date: 10-1-15

10/02/18 2:26PM EDT dotloop verified

Regulated by the Texas Real Estate Commission — **Information available at www.trec.texas.gov**

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