



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-02-2015

## DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

**RESIDENTIAL SERVICE CONTRACTS.** A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Real Estate Commission. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. You may obtain a list of the residential service companies licensed in Texas at <http://www.trec.texas.gov>. **YOU MAY CHOOSE ANY COMPANY.**

**THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL.** The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

☒ Other Broker/Sale Agent will receive no compensation from a residential service company. ☒ Listing Broker/Sales Agent will receive no compensation from a residential service company.

☐ Other Broker/Sales Agent receives compensation from the following residential service company ☐ Listing Broker/Sales Agent receives compensation from the following residential service company:

\_\_\_\_\_

\_\_\_\_\_

for providing the following services:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

for providing the following services:

\_\_\_\_\_

\_\_\_\_\_

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

### Lifestyles Realty Inc.

Other Broker's Name **568459** License No.

By: Ryan McCarthy  
**Ryan McCarthy**

Listing Broker's Name License No.

By: \_\_\_\_\_

The undersigned acknowledges receipt of this notice:

Garrett Thomas Gaddie  
Buyer **Garrett Thomas Gaddie**

Erick Harbert  
Seller **H L Homes LLC**

Buyer

Seller

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms or contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) RSC-2.

(TAR-2513)

RSC-2

Lifestyles Realty, Inc., 11200 Westheimer Ste 1000 Houston, TX 77042  
Ryan McCarthy

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: (832)887-4734

Fax:

4010 Marywood



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**

10-10-11

CONCERNING THE PROPERTY AT 4010 Marywood Dr Spring  
 (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.

Garrett Thomas Gaddie 06-30-2017  
 Buyer Date  
**Garrett Thomas Gaddie**

Erick Harbert 06-30-2017  
 Seller Date  
**H L Homes LLC**

\_\_\_\_\_  
 Buyer Date

\_\_\_\_\_  
 Seller Date

Ryan McCarthy 06-29-2017  
 Other Broker Date  
**Ryan McCarthy**

\_\_\_\_\_  
 Listing Broker Date

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(TAR 1906) 10-10-11

**TREC No. OP-L**





# 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 4010 Marywood Dr., Spring, TX 77388

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>	Liquid Propane Gas:			<input checked="" type="checkbox"/>	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="checkbox"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>	-LP Community (Captive)			<input checked="" type="checkbox"/>	Rain Gutters			<input checked="" type="checkbox"/>
Ceiling Fans			<input checked="" type="checkbox"/>	-LP on Property			<input checked="" type="checkbox"/>	Range/Stove			<input checked="" type="checkbox"/>
Cooktop			<input checked="" type="checkbox"/>	Hot Tub			<input checked="" type="checkbox"/>	Roof/Attic Vents			<input checked="" type="checkbox"/>
Dishwasher			<input checked="" type="checkbox"/>	Intercom System			<input checked="" type="checkbox"/>	Sauna			<input checked="" type="checkbox"/>
Disposal			<input checked="" type="checkbox"/>	Microwave			<input checked="" type="checkbox"/>	Smoke Detector			<input checked="" type="checkbox"/>
Emergency Escape Ladder(s)			<input checked="" type="checkbox"/>	Outdoor Grill			<input checked="" type="checkbox"/>	Smoke Detector – Hearing Impaired			<input checked="" type="checkbox"/>
Exhaust Fans			<input checked="" type="checkbox"/>	Patio/Decking			<input checked="" type="checkbox"/>	Spa			<input checked="" type="checkbox"/>
Fences			<input checked="" type="checkbox"/>	Plumbing System			<input checked="" type="checkbox"/>	Trash Compactor			<input checked="" type="checkbox"/>
Fire Detection Equip.			<input checked="" type="checkbox"/>	Pool			<input checked="" type="checkbox"/>	TV Antenna			<input checked="" type="checkbox"/>
French Drain			<input checked="" type="checkbox"/>	Pool Equipment			<input checked="" type="checkbox"/>	Washer/Dryer Hookup			<input checked="" type="checkbox"/>
Gas Fixtures			<input checked="" type="checkbox"/>	Pool Maint. Accessories			<input checked="" type="checkbox"/>	Window Screens			<input checked="" type="checkbox"/>
Natural Gas Lines			<input checked="" type="checkbox"/>	Pool Heater			<input checked="" type="checkbox"/>	Public Sewer System			<input checked="" type="checkbox"/>

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

(TAR-1406) 01-01-16

Initialed by: Buyer: EA and Seller: EALifestyles Realty, Inc., 11200 Westheimer Ste 1000 Houston, TX 77042  
Ryan McCarthyPhone: (832)887-4734  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)Page 1 of 5  
20539 Cypress Gully



## Assignment of Real Estate Purchase Contract

In consideration of the property and other good and valuable consideration, and the mutual benefits to be derived by all parties to this assignment, the undersigned, **H L Homes, LLC** herein called "Assignor" does hereby assign unto **Garrett Thomas Gaddie**, herein called "Assignee" all rights, interest, suits, claims and titles in and to a contract of sale dated **05/16/2017** by and between **H L Homes, LLC** as purchaser, and **Tina Marie Kitzmiller** as seller(s), concerning such property known as **4010 Marywood Dr, Spring, Tx 77388** and further described as **LT 19 BLK 15 CYPRESSDALE SEC 4.**

The purchase price including contract price and assignment fee is **\$121,000.** Assignee further agrees to pay for a survey, if needed, the owner policy of title insurance. H L Homes, LLC will pay \$5,000 commission to LifeStyles Realty.

Within 24 hours of the execution of this contract Assignee will provide a **\$2500.00 nonrefundable** deposit, made out to **H L Homes, LLC**, which will be credited at time of closing. If title cannot be cleared, deposit is returned to assignee. If Assignee does not deliver the deposit as specified, this contract is void and the Assignor may assign the referenced property to another party. If Assignee does not close, Assignee forfeits the deposit unless otherwise agreed to in writing. This Assignment does not transfer any earnest monies that the Assignor may have on deposit. Assignor is to receive a copy of the Settlement Statement and Deed at closing.

This Assignment is valid through **07/10/2017** unless mutually extended by both parties. **H L Homes, LLC** has the right to assign referenced property upon expiration of this document without the consent of the assignee. The assignor can accept a backup contract and close upon it if assignor feels assignee cannot perform for any reason. At that time this contract will become void.

THE CONTRACT IS COMPLETELY VOIDED IF ASSIGNEE TRIES TO FILE ANY LIEN OR AFFIDAVIT OF MEMORANDUM CONCERNING THIS PROPERTY.



(Assignor)

### **H L Homes**

16903 Red Oak Drive

Houston, TX 77090

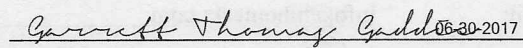
Phone/ Text / Fax: (281) 652-5618

Email: [Info@hlhomestx.com](mailto:Info@hlhomestx.com)

This Assignment of Sale Contract accepted this \_\_\_\_\_ day of 06-30-2017, 20\_\_\_\_.

**Garrett Thomas Gaddie**

(Assignee) Printed Name/Title

  
Signature Date

Address: 2301 East University Dr #258

Mesa, AZ 85213

Phone: 602-793-3022

Email: garrettgaddie@gmail.com

Concerning the Property at 4010 Marywood Dr

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

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

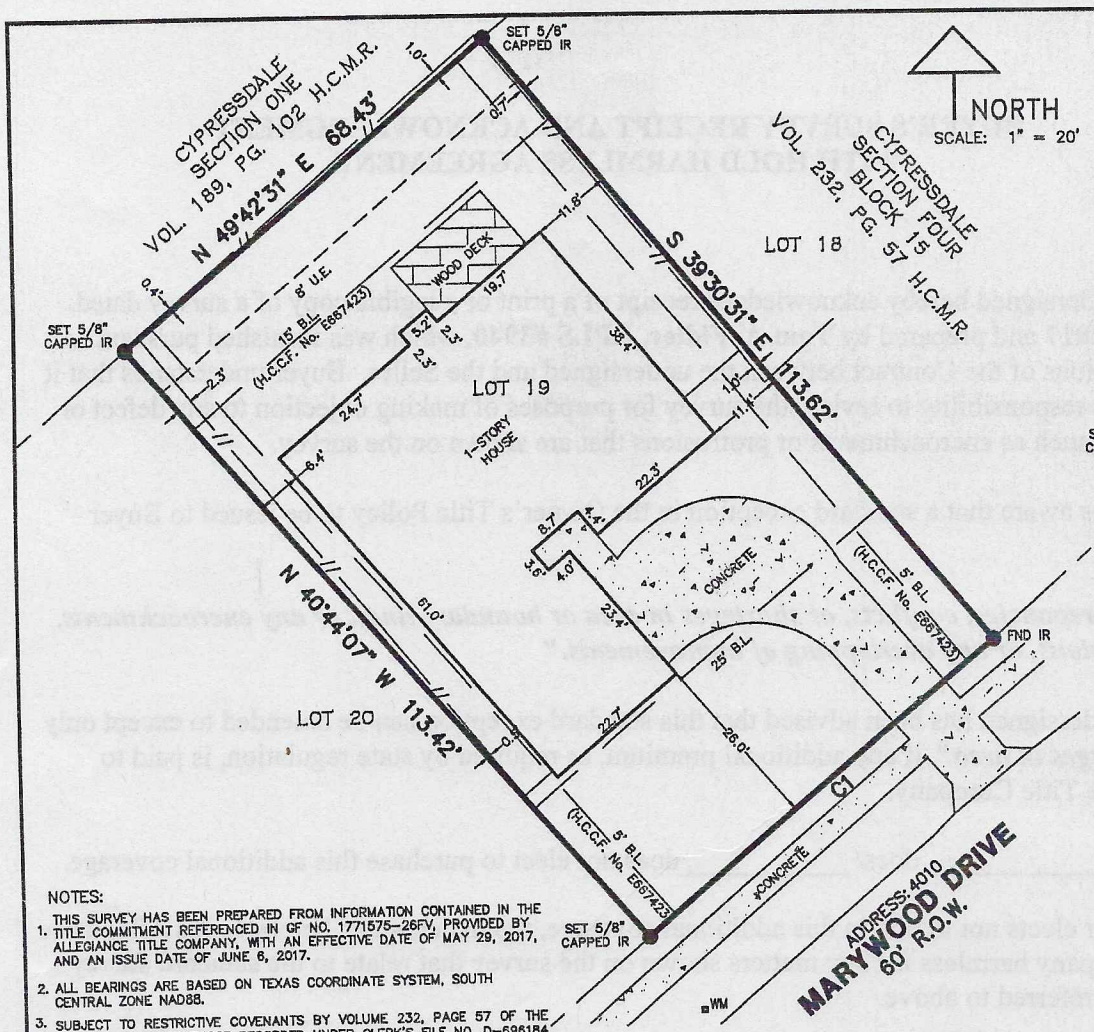
**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**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: \_\_\_\_\_  
 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ 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).
- ☐ ☒ 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.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.





CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	3,082.77'	113°36'	66.00'	S 49°52'33" W	66.00'

LAND TITLE SURVEY			
LOT 19	BLOCK 15	SECTION 4	SUBDIVISION CYPRESSDALE
RECORDATION VOL. 232, PG. 57 H.C.M.R.	COUNTY HARRIS	STATE TEXAS	SURVEY DATE 07/10/17
TITLE CO. ALLEGIANCE TITLE COMPANY		OF No. 1771575-26FV	
PURCHASER GARRETT THOMAS GADDIE		JOB NO. 07/06	
ADDRESS 4010 MARRYWOOD DRIVE, HOUSTON TX			

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

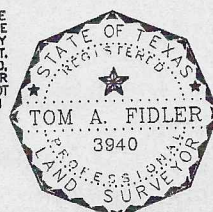
**FLOOD NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 43201C1005L DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE X. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY.

**DELEON REYNA GROUP**  
**LAND CONSULTANTS AND DESIGN GROUP**  
 10301 NORTHWEST FWY, SUITE 509  
 HOUSTON, TEXAS 77092  
 (OFFICE) (346) 240-3084  
 FIRM NO. 10194256

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



*Tom A. Fidler*  
 TOM A. FIDLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3940