



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

| | 8310 Buffalo Creek Dr. | Richmond |
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| | (Street Addr | ess and City) |
| | Long Meadov | v Farms HOA |
| | | on, (Association) and Phone Number) |
| A. | | on" means: (i) a current copy of the restrictions applying |
| | | ion, and (ii) a resale certificate, all of which are described by |
| | Section 207.003 of the Texas Property Code. | |
| | (Check only one box): | |
| | Subdivision Information to the Buyer. If Seller the contract within 3 days after Buyer receive occurs first, and the earnest money will be re- | of the contract, Seller shall obtain, pay for, and deliver the delivers the Subdivision Information, Buyer may terminate the Subdivision Information or prior to closing, whichever funded to Buyer. If Buyer does not receive the Subdivision ay terminate the contract at any time prior to closing and the |
| | 2. Within days after the effective date copy of the Subdivision Information to the Se | e of the contract, Buyer shall obtain, pay for, and deliver a eller. If Buyer obtains the Subdivision Information within the entract within 3 days after Buyer receives the Subdivision |
| | Information or prior to closing, whichever occu Buyer, due to factors beyond Buyer's control, is required, Buyer may, as Buyer's sole remedy, prior to closing, whichever occurs first, and the | irs first, and the earnest money will be refunded to Buyer. If not able to obtain the Subdivision Information within the time terminate the contract within 3 days after the time required or earnest money will be refunded to Buyer. |
| | does not require an updated resale certificates Buyer's expense, shall deliver it to Buyer with | sion Information before signing the contract. Buyer does to lf Buyer requires an updated resale certificate, Seller, at nin 10 days after receiving payment for the updated resale contract and the earnest money will be refunded to Buyer if ate within the time required. |
| | X 4. Buyer does not require delivery of the Subdivis | |
| | The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision | |
| | Information ONLY upon receipt of the required fee for the Subdivision Information from the party | |
| | obligated to pay. | |
| B. | . MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. | |
| C. | FEES: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges | |
| | associated with the transfer of the Property not to exceed \$ 350.00 and Seller shall pay any excess. | |
| D. E. | DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), ■ Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information. | |
| NO | · · · · · · · · · · · · · · · · · · · | E ASSOCIATION: The Association may have the sole |
| | | you are concerned about the condition of any part of the |
| | | nould not sign the contract unless you are satisfied that the |
| Ass | ssociation will make the desired repairs. | |
| | | |
| Buy | uyer | Seller Thai Le |
| Buy | uyer | Seller Lynn Le |
| _ | | |
| a V | approval relates to this contract form only. TREC forms are intended for use of | ssion for use only with similarly approved or promulgated forms of contracts. Such only by trained real estate licensees. No representation is made as to the legal nded for complex transactions. Texas Real Estate Commission, P.O. Box 12188, rm replaces TREC No. 36-7. |

08-18-2014