



RESTRICTIVE COVENANTS BY F.C. NO. 2007035733, B.C.O.R. NOS. 2004025666 AND 2005049027.

PROPERTY IS LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.

EASEMENT BY F.B.C.C.F. NO. 2007035733.

C.C.C.F. NO. 2007035733.

B.C.C.F. NO. 2007035733.

RESTRICTIONS BY B.C.C.F. NO. 2007035733.

ENERGY SERVICE AGREEMENT BY B.C.C.F. NO. 2006066828.

THIS INSTRUMENT IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLUE INK.

THIS INSTRUMENT IS TO BE USED FOR FUTURE CONSTRUCTION PURPOSES. IT IS BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. WINDROSE LAND SERVICES, INC. DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 07504770, EFFECTIVE 03-10-08.

|                       |           |                       |                       |             |                            |          |   |       |
|-----------------------|-----------|-----------------------|-----------------------|-------------|----------------------------|----------|---|-------|
| BLOCK                 | 1         | SECTION               | 8                     | SUBDIVISION | SOUTHERN TRAILS, PHASE ONE |          | <b>FLOOD NOTE</b><br>ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NO. 0020H, EFFECTIVE JUNE 05, 1995, THIS TRACT APPEARS TO LIE WITHIN UNFLOODED AREA. THIS DETERMINATION WAS DONE BY WINDROSE LAND SERVICES, INC. AND IS APPROXIMATE ONLY, AND HAS NOT BEEN VERIFIED. THIS FLOOD STATEMENT IS FOR INFORMATION ONLY. OCCASIONAL FLOODS CAN AND WILL OCCUR. HEIGHTS MAY BE INCREASED BY MAN-MADE CAUSES. THIS FLOOD STATEMENT IS NOT A WARRANTY OF LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC. |       |
| 2007035733, B.C.O.R.  | COUNTY    |                       | BRAZORIA              | STATE       | TEXAS                      | SURVEY   |   | A-564 |
| COUNTRYWIDE BANK, FSB | TITLE CO. |                       | STEWART TITLE COMPANY |             | G.F. NO.                   | 07504770 |   |       |
| NET COUVILLION        |           | 402 GARDEN FIELD LANE |                       | JOB NO.     | 42983                      |          |   |       |

|           |    |
|-----------|----|
| 03-07-08  | LH |
| 03-10-08  | VN |
| 04-03-08  | CA |
| 612 Q/R/U |    |
| DIVISION  |    |



I do hereby certify for this transaction only, that this survey was this day made on the ground and that it represents the property legally described hereon (or on that the facts found at the time of this survey show it and that there are no visible encroachments apparent except as shown, to the best of my knowledge.

*[Signature]*  
 Windrose Land S

36  
 Hours  
 Phone (713) 458-2282 Fi



## 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 12402 Garden Field Ln  
Pearland, TX 77584-8353

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? \_\_\_\_\_ (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            | <input checked="" type="checkbox"/> |   |                                     |
| Carbon Monoxide Det.       |                                     |   | <input checked="" type="checkbox"/> |
| Ceiling Fans               | <input checked="" type="checkbox"/> |   |                                     |
| Cooktop                    | <input checked="" type="checkbox"/> |   |                                     |
| Dishwasher                 | <input checked="" type="checkbox"/> |   |                                     |
| Disposal                   | <input checked="" type="checkbox"/> |   |                                     |
| Emergency Escape Ladder(s) |                                     |   | <input checked="" type="checkbox"/> |
| Exhaust Fans               | <input checked="" type="checkbox"/> |   |                                     |
| Fences                     | <input checked="" type="checkbox"/> |   |                                     |
| Fire Detection Equip.      | <input checked="" type="checkbox"/> |   |                                     |
| French Drain               |                                     |   | <input checked="" type="checkbox"/> |
| Gas Fixtures               | <input checked="" type="checkbox"/> |   |                                     |
| Natural Gas Lines          | <input checked="" type="checkbox"/> |   |                                     |

| Item                    | Y                                   | N                                   | U                                   |
|-------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Liquid Propane Gas:     |                                     | <input checked="" type="checkbox"/> |                                     |
| -LP Community (Captive) |                                     | <input checked="" type="checkbox"/> |                                     |
| -LP on Property         |                                     | <input checked="" type="checkbox"/> |                                     |
| Hot Tub                 |                                     | <input checked="" type="checkbox"/> |                                     |
| Intercom System         |                                     | <input checked="" type="checkbox"/> |                                     |
| Microwave               | <input checked="" type="checkbox"/> |                                     |                                     |
| Outdoor Grill           |                                     |                                     | <input checked="" type="checkbox"/> |
| Patio/Decking           |                                     | <input checked="" type="checkbox"/> |                                     |
| Plumbing System         | <input checked="" type="checkbox"/> |                                     |                                     |
| Pool                    |                                     | <input checked="" type="checkbox"/> |                                     |
| Pool Equipment          |                                     | <input checked="" type="checkbox"/> |                                     |
| Pool Maint. Accessories |                                     | <input checked="" type="checkbox"/> |                                     |
| Pool Heater             |                                     | <input checked="" type="checkbox"/> |                                     |

| Item                              | Y                                   | N                                   | U                                   |
|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Pump: sump grinder                |                                     | <input checked="" type="checkbox"/> |                                     |
| Rain Gutters                      | <input checked="" type="checkbox"/> |                                     |                                     |
| Range/Stove                       | <input checked="" type="checkbox"/> |                                     |                                     |
| Roof/Attic Vents                  | <input checked="" type="checkbox"/> |                                     |                                     |
| Sauna                             |                                     |                                     | <input checked="" type="checkbox"/> |
| Smoke Detector                    | <input checked="" type="checkbox"/> |                                     |                                     |
| Smoke Detector - Hearing Impaired |                                     |                                     | <input checked="" type="checkbox"/> |
| Spa                               |                                     |                                     | <input checked="" type="checkbox"/> |
| Trash Compactor                   |                                     |                                     | <input checked="" type="checkbox"/> |
| TV Antenna                        |                                     |                                     | <input checked="" type="checkbox"/> |
| Washer/Dryer Hookup               | <input checked="" type="checkbox"/> |                                     |                                     |
| Window Screens                    | <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 checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>        |
| 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 checked="" type="checkbox"/> gas number of units: <u>2</u>        |
| Other Heat                |                                     | <input checked="" type="checkbox"/> |   | if yes, describe: _____  |
| Oven                      | <input checked="" type="checkbox"/> |                                     |   | number of ovens: <u>1</u> electric <input checked="" type="checkbox"/> gas other: _____                    |
| Fireplace & Chimney       | <input checked="" type="checkbox"/> |                                     |   | <input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs mock other: <u>3</u> |
| Carport                   |                                     | <input checked="" type="checkbox"/> |   | attached not attached  |
| Garage                    | <input checked="" type="checkbox"/> |                                     |   | <input checked="" type="checkbox"/> attached not attached  |
| Garage Door Openers       | <input checked="" type="checkbox"/> |                                     |   | number of units: <u>2</u> number of remotes: _____   |
| Satellite Dish & Controls |                                     | <input checked="" type="checkbox"/> |   | owned leased from: _____   |
| Security System           | <input checked="" type="checkbox"/> |                                     |   | <input checked="" type="checkbox"/> owned leased from: _____   |
| Solar Panels              |                                     | <input checked="" type="checkbox"/> |   | owned leased from: _____   |
| Water Heater              | <input checked="" type="checkbox"/> |                                     |   | electric <input checked="" type="checkbox"/> gas other: _____ number of units: <u>2</u>                    |
| Water Softener            |                                     | <input checked="" type="checkbox"/> |   | owned leased from: _____   |
| Other Leased Items(s)     |                                     | <input checked="" type="checkbox"/> |   | if yes, describe: _____  |

12402 Garden Field Ln  
Pearland, TX 77584-8353

Concerning the Property at \_\_\_\_\_

|                                 |                                     |                                     |  |                                 |                           |
|---------------------------------|-------------------------------------|-------------------------------------|--|---------------------------------|---------------------------|
| Underground Lawn Sprinkler      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> automatic                      | <input type="checkbox"/> manual | areas covered: <u>All</u> |
| Septic / On-Site Sewer Facility | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | if yes, attach Information About On-Site Sewer Facility (TXR-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 TXR-1906 concerning lead-based paint hazards).

Roof Type: Composition Shingles Age: 11 YEARS (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                                   | Item                 | Y | N                                   | Item                        | Y | N                                   |
|--------------------|---|-------------------------------------|----------------------|---|-------------------------------------|-----------------------------|---|-------------------------------------|
| Basement           |   | <input checked="" type="checkbox"/> | Floors               |   | <input checked="" type="checkbox"/> | Sidewalks                   |   | <input checked="" type="checkbox"/> |
| Ceilings           |   | <input checked="" type="checkbox"/> | Foundation / Slab(s) |   | <input checked="" type="checkbox"/> | Walls / Fences              |   | <input checked="" type="checkbox"/> |
| Doors              |   | <input checked="" type="checkbox"/> | Interior Walls       |   | <input checked="" type="checkbox"/> | Windows                     |   | <input checked="" type="checkbox"/> |
| Driveways          |   | <input checked="" type="checkbox"/> | Lighting Fixtures    |   | <input checked="" type="checkbox"/> | Other Structural Components |   | <input checked="" type="checkbox"/> |
| Electrical Systems |   | <input checked="" type="checkbox"/> | Plumbing Systems     |   | <input checked="" type="checkbox"/> |                             |   |                                     |
| Exterior Walls     |   | <input checked="" type="checkbox"/> | Roof                 |   | <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                                   | Condition  | Y | N                                   |
|---|-------------------------------------|-------------------------------------|--|---|-------------------------------------|
| Aluminum Wiring   |                                     | <input checked="" type="checkbox"/> | Previous Foundation Repairs  |   | <input checked="" type="checkbox"/> |
| Asbestos Components   |                                     | <input checked="" type="checkbox"/> | Previous Roof Repairs  |   | <input checked="" type="checkbox"/> |
| Diseased Trees: <u>oak wilt</u>                             |                                     | <input checked="" type="checkbox"/> | Previous Other Structural Repairs  |   | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property                      |                                     | <input checked="" type="checkbox"/> | Radon Gas  |   | <input checked="" type="checkbox"/> |
| Fault Lines   |                                     | <input checked="" type="checkbox"/> | Settling   |   | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste                                    |                                     | <input checked="" type="checkbox"/> | Soil Movement  |   | <input checked="" type="checkbox"/> |
| Improper Drainage   |                                     | <input checked="" type="checkbox"/> | Subsurface Structure or Pits   |   | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs                             |                                     | <input checked="" type="checkbox"/> | Underground Storage Tanks  |   | <input checked="" type="checkbox"/> |
| Landfill  |                                     | <input checked="" type="checkbox"/> | Unplatted Easements  |   | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards                  |                                     | <input checked="" type="checkbox"/> | Unrecorded Easements   |   | <input checked="" type="checkbox"/> |
| Encroachments onto the Property                             |                                     | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation   |   | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property                |                                     | <input checked="" type="checkbox"/> | Water Penetration  |   | <input checked="" type="checkbox"/> |
| Located in 100-year Floodplain<br>(If yes, attach TXR-1414) |                                     | <input checked="" type="checkbox"/> | Wetlands on Property   |   | <input checked="" type="checkbox"/> |
| Located in Floodway (If yes, attach TXR-1414)               |                                     | <input checked="" type="checkbox"/> | Wood Rot   |   | <input checked="" type="checkbox"/> |
| Present Flood Ins. Coverage<br>(If yes, attach TXR-1414)    |                                     | <input checked="" type="checkbox"/> | Active infestation of termites or other wood<br>destroying insects (WDI) |   | <input checked="" type="checkbox"/> |
| Previous Flooding into the Structures                       |                                     | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI                                   |   | <input checked="" type="checkbox"/> |
| Previous Flooding onto the Property                         | <input checked="" type="checkbox"/> |                                     | Previous termite or WDI damage repaired                                  |   | <input checked="" type="checkbox"/> |
| Located in Historic District                                |                                     | <input checked="" type="checkbox"/> | Previous Fires   |   | <input checked="" type="checkbox"/> |

Concerning the Property at \_\_\_\_\_

|   |                          |                                     |  |                          |                                     |
|---|--------------------------|-------------------------------------|--|--------------------------|-------------------------------------|
| Historic Property Designation                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Termite or WDI damage needing repair             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):  
WATER WAS IN THE YARD DURING HARVEY. NO WATER IN ANY STRUCTURE.

\*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, with unresolved 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: LONE STAR ASSOC. MANAGEMENT, INC.

Manager's name: AMY BRUMIT Phone: 281 348-2155

Fees or assessments are: \$ 900.00 per YEAR 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.

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Concerning the Property at \_\_\_\_\_

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

Southern Trails H.O.A.

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 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): SMOKE DETECTORS ARE INSTALLED AND WERE ORIGINAL TO THE HOUSE. UNSURE WHAT CHAPTER 766 OF THE HEALTH AND SAFETY CODE REQUIRES SO WE WON'T MAKE A POSITIVE STATEMENT OF COMPLIANCE.

\*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.

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

(TXR-1406) 02-01-18 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: [Signature] Page 4 of 5

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](http://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* (TXR 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: <u>CENTER POINT ENERGY</u> | phone #: <u>713-659-2111</u> |
| Sewer: <u>CITY OF PEARLAND</u>       | phone #: <u>281-652-1603</u> |
| Water: <u>CITY OF PEARLAND</u>       | phone #: <u>281-652-1603</u> |
| Cable: <u>AT&amp;T UNIVERSE</u>      | phone #: <u>800-288-2020</u> |
| Trash: <u>CITY OF PEARLAND</u>       | phone #: <u>281-652-1600</u> |
| Natural Gas: <u>CENTER POINT</u>     | phone #: <u>713-659-2111</u> |
| Phone Company: <u>AT&amp;T</u>       | phone #: <u>800-288-2020</u> |
| Propane: <u>N/A</u>                  | phone #: <u>N/A</u>          |
| Internet: <u>AT&amp;T</u>            | phone #: <u>800-288-2020</u> |

- (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: _____      |            |



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

#### Texas HomeTeam Real Estate

| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                     | Phone                |
|---|----------------|---------------------------|----------------------|
| Designated Broker of Firm   | License No.    | Email                     | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                     | Phone                |
| <b>Carolyn Bowen</b>  | <b>0258072</b> | <b>bhgrealtor@aol.com</b> | <b>(281)989-3486</b> |
| Sales Agent/Associate's Name  | License No.    | Email                     | Phone                |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date