



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

3307 BLUEBIRD PARK LN, HUMBLE

(Street Address and City)

Arbor Trails Homeowners Association, Inc. - 281-852-1155

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within ___ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
2. Within ___ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer ___ does ___ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
4. Buyer does not require delivery of the Subdivision Information.

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 \$ ___ ALL ___ and Seller shall pay any excess.

D. DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association.

E. 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), [X] Buyer [] Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Seller [Signature] DIRECTOR

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 of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.



TRID Loan Estimate Fee Schedule

for

Arbor Trails Homeowners Association, Inc.

The following information is provided by Community Asset Management, Inc. to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Regular Assessment Amount	\$250.00	Annually
Transfer Fee	\$175.00	At Close
Compliance Packages	Fee	When Paid
Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES) This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. Products included, if they pertain to the Association: Closing Statement of Account Budget Balance Sheet Declaration-CCRs Policies Resolutions Articles of Incorporation Annual Financials Bylaws Unit Ledger W-9 Architectural Guidelines Insurance Dec Page Reserve Report	\$275.00	Up Front
Resale Disclosure (TREC Form) and Complete Association Documents Package REQUIRED FOR RESALE. This bundle includes a TREC form and association documents necessary for closing. Additional documents from the list below will also be included if they pertain to this Association. Products included, if they pertain to the Association: Texas TREC Form Budget Balance Sheet Declaration-CCRs Policies Resolutions Articles of Incorporation Bylaws Architectural Guidelines Insurance Dec Page	\$225.00	Up Front
Bundle & Save	Fee	When Paid

1. Premier Lender Questionnaire Bundle (Best Value!)	\$175.00	Up Front
EVERYTHING your underwriter needs to quickly underwrite the subject property. This package includes a Lender Questionnaire and additional documents from the list below if they pertain to this Association.		
Products included, if they pertain to the Association:		
Lender Questionnaire		
Budget		
Balance Sheet		
Declaration-CCRs		
Policies Resolutions		
Articles of Incorporation		
Annual Financials		
Bylaws		
Architectural Guidelines		
Insurance Dec Page		
Reserve Report		
2. Standard Lender Questionnaire Package	\$165.00	Up Front
Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above.		
Products included, if they pertain to the Association:		
Lender Questionnaire		
Budget		
Insurance Dec Page		
Owner's Account Statement (REQUIRED FOR REFIs!)	\$75.00	Up Front
Products included, if they pertain to the Association:		
Refinance Closing Statement		
Individual Disclosure Forms and Association Documents	Fee	When Paid
Articles of Incorporation	\$25.00	Up Front
Budget	\$25.00	Up Front
Closing Statement of Account	\$75.00	Up Front
Declaration-CC&Rs	\$45.00	Up Front
Insurance Dec Page	\$25.00	Up Front
Lender Questionnaire	\$150.00	Up Front
Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
Closing Statement of Account 1 business days Rush Fee	\$115.00	Up Front
Closing Statement of Account Update from 1 to 14 days	No Cost	No Cost
Closing Statement of Account Update from 15 to 45 days	\$25.00	At Close
Closing Statement of Account Update from 46 to 90 days	\$50.00	At Close
Credit Card Convenience Fee (for credit card payments only)	\$5.00	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$25.00	Up Front

Lender Questionnaire 2 business days Rush Fee	\$65.00	Up Front
Lender Questionnaire Update from 1 to 31 days	\$25.00	Up Front
Overnight Shipping Fee	\$50.00	Up Front
Refinance Closing Statement Update from 1 to 14 days	No Cost	No Cost
Refinance Closing Statement Update from 15 to 45 days	\$25.00	At Close
Refinance Closing Statement Update from 46 to 90 days	\$50.00	At Close
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Texas TREC Form 1 business days Rush Fee	\$115.00	Up Front
Texas TREC Form Update from 1 to 14 days	No Cost	No Cost
Texas TREC Form Update from 15 to 45 days	\$25.00	Up Front
Texas TREC Form Update from 46 to 90 days	\$50.00	Up Front
Three Day Shipping Fee	\$45.00	Up Front
TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by homeowners association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: