

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.

YPES 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 buver) 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 coincidental 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.

RE/MAX Fine Properties	9000059	office@remaxfine.com	(281)265-5533
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Nimesh Patel	0495899	nimesh@remaxfine.com	(281)265-5533
Designated Broker of Firm	License No.	Email	Phone
Nimesh Patel	0495899	nimesh@remaxfine.com	(281)265-5533
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Caroline Allison	0626443	ciakwm@gmail.com	(832) 661-6097
Sales Agent/Associate's Name	Licer /	Email	Phone
		06/18/2019	
But he was a second of the sec	ıyer/Tenant/Seller/	als Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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

This form complies with and contains additional disclosures which

Notice to a buyer on or before exceed the minimum discl	re th	res	ffec rec	tive (date d by	of a the	Cor	ntract. This	form	comp	lies	with	and	contains add	itional disclosu	res wi	IIICI	- Islandar
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Caroline Allison 201 265-5533

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				<u>/</u>				
of Metha	amphetamine	ses for Manufacture		Tub/Spa*		Drain in Poo	L	
If the an	swer to any of	the items in Section 3 is	yes, expla	in (attach addi	tional sheets	if necessary)	•	
							<u> </u>	
*	A single block	able main drain may cau	se a suctio	n entrapment l	hazard for an	individual.	, , , , , , , , , , , , , , , , , , ,	
of repai	4. Are you (S r, which has al sheets if neo	seller) aware of any iter not been previously d cessary):	isclosed ir	ent, or system this notice?	□ yes □	Property the no If yes, e	a t is in n xplain (att	eed tach
	not aware.)	(Seller) aware of any o						
		ons, structural modifica unresolved permits, or r						sary
B D	Name of	s' associations or mainte association: Commons of L		HOA		mplete the fo	llowing:	
	Manager'	s name: ssessments are: \$ <i>\BO</i>	ີ້ ner	Pho	ne:	☐ mandatory	, □ volunt	arv
	Any unpa	nid fees or assessment for operty is in more than or	or the Prope	erty? 🔲 yes (\$) Dino		
		attach information to this						
	interest with	n area (facilities such as others. If yes, complete mal user fees for commo	the following	ng:				ided
	/	1						
	Any notices use of the Pr	of violations of deed recoperty.	strictions o	r governmenta	al ordinances	affecting the	e conditio	n or
		or other legal proceedi divorce, foreclosure, he				Property. (In	ncludes, b	ut is
	•	n the Property except for the condition of the Prop		eaths caused l	by: natural ca	auses, suicide	e, or acci	dent
	Any condition	n on the Property which	materially a	iffects the heal	lth or safety o	of an individua	al.	
	environmenta If yes, a	or treatments, other the or treatments, other the all hazards such as asbe attach any certificates ion (for example, certificates)	stos, radon or other	i, lead-based p documentation	paint, urea-for n identifying	rmaldehyde, o the extent	or mold.	diate
		er harvesting system loc er supply as an auxiliary			is larger thar	າ 500 gallons	and that i	uses
	The Property retailer.	<i>y</i> is located in a propane	gas systen	n service area	owned by a p	propane distri	bution sys	stem
	Any portion district.	of the Property that is	located in	a groundwate	er conservation	on district or	a subside	ence
(TXR-140	96) 02-01-18	Initialed by: Buyer:		and Seller:			Page 3	of 5

Concerning the Property at 910 Commons Way Court, Huffman, TX 77336

Concerning the Prope	erty at <u>910 Commons W</u>	ay Court, Huffman,	TX 77336	· · · · · · · · · · · · · · · · · · ·		
If the answer to a	ny of the items in Se	ection 5 is yes, ex	xplain (attacl	n additional shee	ets if necessa	ry):
Section 6. Selle	er □ has ဩ has n	ot attached a s	survey of the	Property.		
Section 7. With persons who re	in the last 4 year gularly provide in to perform inspec	s, have you (S spections and	Seller) recei who are ei	ved any writte	as inspector	s or otherwise
Inspection Date	Туре	Name of Inspec	tor			No. of Pages
				V 2017 - 184	Ą.	
Note: A buyer sh	ould not rely on the A buyer should ol					of the Property.
☑/Homestead	ck any tax exempti nagement	☐ Senior Citizen		rently claim fo ☐ Disabled ☐ Disabled Vet ☐ Unknown		y:
	rance claim or a s irs for which the c					d the proceeds
detector requirer	s the Property have nents of Chapter 7 in. (Attach addition	66 of the Health	n and Safety			
installed in acco	the Health and Safety or rdance with the require nance, location, and pow may check unknown ab	ments of the buildinger source requireme	ng code in effe nts. If you do i	ct in the area in voor the hold in the contract of the contrac	which the dwelling code requiren	ng is located,
family who will r impairment from seller to install si	uire a seller to install sn eside in the dwelling is a licensed physician; and moke detectors for the h cost of installing the sma	s hearing-impaired; (d (3) within 10 days a nearing-impaired and	(2) the buyer of after the effective I specifies the	gives the seller wr re date, the buyer n locations for installa	itten evidence o makes a written r ation. The parti	of the hearing request for the
	es that the stateme er(s), has instructe on.					
Signature of Seller	BUM	6/19/19 Date	Signatu	de of Seller		<i>Ce/19/19</i> Date
Printed Name: Debi	ra I Jackson		Printed	Name:		
(TXR-1406) 02-01-18	Initialed by:	Buyer:	and Sell			Page 4 of 5

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* (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: Entergy	phone #: 800 368-3749
Sewer: Big Papa Vie's Waste Wate	Uphone #(281) 252-0777
Water: Commons Water Suggly	phone #:(281) 355-1312
Cable: Direct TV	phone #:(866) 450-1383
Trash: North Side Garbage	phone #:
Natural Gas:	phone #:
Phone Company: Suddon LINK	phone #: 1 888 822 5151
Propane: Buster Brown	phone #:
Internet: Sudden Cyld	phone #: 1888 822 5151
	Seller as of the date signed. The brokers have relied on son to believe it to be false or inaccurate. YOU ARE DUR CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the fo	regoing notice.
	·
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:
(TXR-1406) 02-01-18	Page 5 of 5

Re/Max Fine Properties 281-265-5533 Caroline Allison