

#### PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

08-18-2014

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

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

	3318 Longfellow Cir	Montgomery
	(Street	Address and City)
	WALDEN	CIA, 936-582-1622
		ociation, (Association) and Phone Number)
A.		rmation" means: (i) a current copy of the restrictions applying
		ociation, 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 S the contract within 3 days after Buyer rec occurs first, and the earnest money will be	date of the contract, Seller shall obtain, pay for, and deliver the Seller delivers the Subdivision Information, Buyer may terminate beives the Subdivision Information or prior to closing, whichever be refunded to Buyer. If Buyer does not receive the Subdivision y, may terminate the contract at any time prior to closing and the
	copy of the Subdivision Information to the time required, Buyer may terminate the Information or prior to closing, whichever Buyer, due to factors beyond Buyer's contrequired, Buyer may, as Buyer's sole reme	e date of the contract, Buyer shall obtain, pay for, and deliver a e Seller. If Buyer obtains the Subdivision Information within the contract within 3 days after Buyer receives the Subdivision occurs first, and the earnest money will be refunded to Buyer. If ol, is not able to obtain the Subdivision Information within the time edy, terminate the contract within 3 days after the time required or
	3. Buyer has received and approved the Sul does not require an updated resale cer Buyer's expense, shall deliver it to Buyer	If the earnest money will be refunded to Buyer.  It be division Information before signing the contract. Buyer does the contract of the updated resale entire the contract and the earnest money will be refunded to Buyer if the contract of
	4. Buyer does not require delivery of the Sub	
		to act on behalf of the parties to obtain the Subdivision
		ired fee for the Subdivision Information from the party
	obligated to pay.	
B.	MATERIAL CHANGES. If Seller becomes aware or promptly give notice to Buyer. Buyer may terminate	f any material changes in the Subdivision Information, Seller shall e the contract prior to closing by giving written notice to Seller if: s not true; or (ii) any material adverse change in the Subdivision money will be refunded to Buyer.
C.		E, Buyer shall pay any and all Association fees or other charges
_	associated with the transfer of the Property not to ex	
D. E.	AUTHORIZATION: Seller authorizes the Associate updated resale certificate if requested by the Buyer not require the Subdivision Information or an update from the Association (such as the status of dues, s	deposits for reserves required at closing by the Association. ion to release and provide the Subdivision Information and any er, the Title Company, or any broker to this sale. If Buyer does ted resale certificate, and the Title Company requires information pecial assessments, violations of covenants and restrictions, and Seller shall pay the Title Company the cost of obtaining the information.
		THE ASSOCIATION: The Association may have the sole
Pro		. If you are concerned about the condition of any part of the ou should not sign the contract unless you are satisfied that the
Buy	yer	Seller Michael G Hammett
Buy	yer	Seller Lauren E Hammett
a V	approval relates to this contract form only. TREC forms are intended for	Commission for use only with similarly approved or promulgated forms of contracts. Such use only by trained real estate licensees. No representation is made as to the legal of intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, This form replaces TREC No. 36-7.



# Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

N. Th	4	4 . 4 . 5 . 41	M C. MIID #0	District The
1) The real property, described below, that you are about district has taxing authority separate from any other taxing an unlimited rate of tax in payment of such bonds. As of the second such bonds.	authority and may this date, the rate	, subject to voter appr of taxes levied by the	oval, issue an unlimited amou e district on real property loc	unt of bonds and levy cated in the district is
on each \$100 of assessed valua				
his date, is \$NA on each \$100 of assess any portion of bonds issued that are payable solely from re			ids, excluding refunding bon	
approved by the voters and which have been or may, at the	is date, be issued	in \$32,250,000.00	, and the aggregate init	ial principal amounts
of all bonds issued for one or more of the specified	facilities of the	district and payabl	e in whole or in part from	m property taxes is
530,030,000.00				
2) The district has the authority to adopt and impose a stan				
services available but not connected and which does not h				
utilize the utility capacity available to the property. The dis			holding an election on the m personal obligation of the personal obligation obligation of the personal obligation obli	
he most recent amount of the standby fee is \$NA property at the time of imposition and is secured by a lien of				
f any, of unpaid standby fees on a tract of property in the di		ing person may reque	the distinction of the distinction	to different,
B) Mark an "X" in one of the following three spaces and the	en complete as ins	tructed		
Notice for Districts Located in Whole or in Part wit	•		unicinality (Complete Paras	oranh A).
X Notice for Districts Located in Whole or in Part i	-			
Not Located within the Corporate Boundaries of a				Transcipulation und
Notice for Districts that are NOT Located in			porate Boundaries of a M	Municipality or the
Extraterritorial Jurisdiction of One or More Home-	-Rule Municipali	ties.		
A) The district is located in whole or in part within the				The taxpayers of
he district are subject to the taxes imposed by the municip				
corporate boundaries of a municipality may be dissolved by	municipal ordinal	nce without the conse	nt of the district or the voters	of the district.
B) The district is located in whole or in part in the ex				By law, a district
ocated in the extraterritorial jurisdiction of a municipality	may be annexed	without the consent of	of the district or the voters of	the district. When a
district is annexed, the district is dissolved.				
1) The purpose of this district is to provide water, sewer, d				
onds payable in whole or in part from property taxes. The hese utility facilities are owned or to be owned by the distri				
BLOCK 22, LOT 37	ict. The legal desci	ription of the property	you are acquiring is as follow	vs
Signature of Seller	Date	Signature of Seller		Date
Michael G Hammett		Lauren E Hamme	tt	
PURCHASER IS ADVISED THAT THE INFORMATION	N SHOWN ON TH	HIS FORM IS SUBJE	CCT TO CHANGE BY THE	DISTRICT AT ANY
TIME. THE DISTRICT ROUTINELY ESTABLISHES TA				
EACH YEAR, EFFECTIVE FOR THE YEAR IN WH				
ADVISED TO CONTACT THE DISTRICT TO DETENTION SHOWN ON THIS FORM.	RMINE THE STA	ATUS OF ANY CU	RRENT OR PROPOSED C	CHANGES TO THE
The undersigned purchaser hereby acknowledges receipt of real property described in such notice or at closing of purchase.			eution of a binding contract for	or the purchase of the
ear property described in such notice of at closing of purcha	ase of the real proj	perty.		
Signature of Purchaser	Date	Signature of Purcha	ser	Date
orginature of 1 urchaser	Date	Signature of Fulcile	1501	Date
NOTE: Correct district name toy rate hand amounts and	lagal dagamintian -	ara ta ha placed in the	annranriata anna Evac-t f-	or nations included
NOTE: Correct district name, tax rate, bond amounts. and in addendum or paragraph of a purchase contract, the no				
propose to provide one or more of the specified facilities a		•	*	

propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 2019 " for the words "this date" and place the correct calendar year in the appropriate space.

Lin Golson



## **ENVIRONMENTAL ASSESSMENT, THREATENED OR ENDANGERED SPECIES, AND WETLANDS ADDENDUM**

### TO CONTRACT CONCERNING THE PROPERTY AT

#### 3318 Longfellow Cir, Montgomery, TX 77356

		(Address of Property)
X	A.	ENVIRONMENTAL ASSESSMENT: Buyer, at Buyer's expense, may obtain an environmental assessment report prepared by an environmental specialist.
X	B.	THREATENED OR ENDANGERED SPECIES: Buyer, at Buyer's expense, may obtain a report from a natural resources professional to determine if there are any threatened or endangered species or their habitats as defined by the Texas Parks and Wildlife Department or the U.S. Fish and Wildlife Service.
X	C.	WETLANDS: Buyer, at Buyer's expense, may obtain a report from an environmental specialist to determine if there are wetlands, as defined by federal or state law or regulation.
	thin nishi	days after the effective date of the contract, Buyer may terminate the contract by ning Seller a copy of any report noted above that adversely affects the use of the Property
and		notice of termination of the contract. Upon termination, the earnest money will be refunded er.
and	d a	· · · · · · · · · · · · · · · · · · ·
and to I	d a	Seller

(TXR-1917) 12-05-2011 TREC No. 28-2



# 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 X Listing Broker/Sales Agent will receive compensation from a residential service company. compensation from a residential service company. Other Broker/Sales Agent receives compensation Listing Broker/Sales Agent receives compensation from the following residential service company 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. UnforgettableLakeConroe.com Other Broker's Name License No. Listing Broker's Name 0560307 License No. By: **Lin Golson** The undersigned acknowledges receipt of this notice: Seller Michael G Hammett Buyer

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.

Seller Lauren E Hammett

(TXR-2513)

Buyer

Fax: