



NOTICE OF INFORMATION FROM OTHER SOURCES

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To: _____

From: **BH&G Gary Greene Realtors** _____ (Broker)

Property Address: **917 Herkimer St, Houston, TX 77008-6741** _____

Date: **January 26, 2021** _____

(1) Broker obtained the attached information, identified as **Appraisal Measurement Showing 2305 SF** _____

from **Memorial Park Mortgage/Appraisal** _____

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **HCAD shows measurement at 2280 SF** _____

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

BH&G Gary Greene Realtors _____

Broker

By:  _____
Wendy Roloff

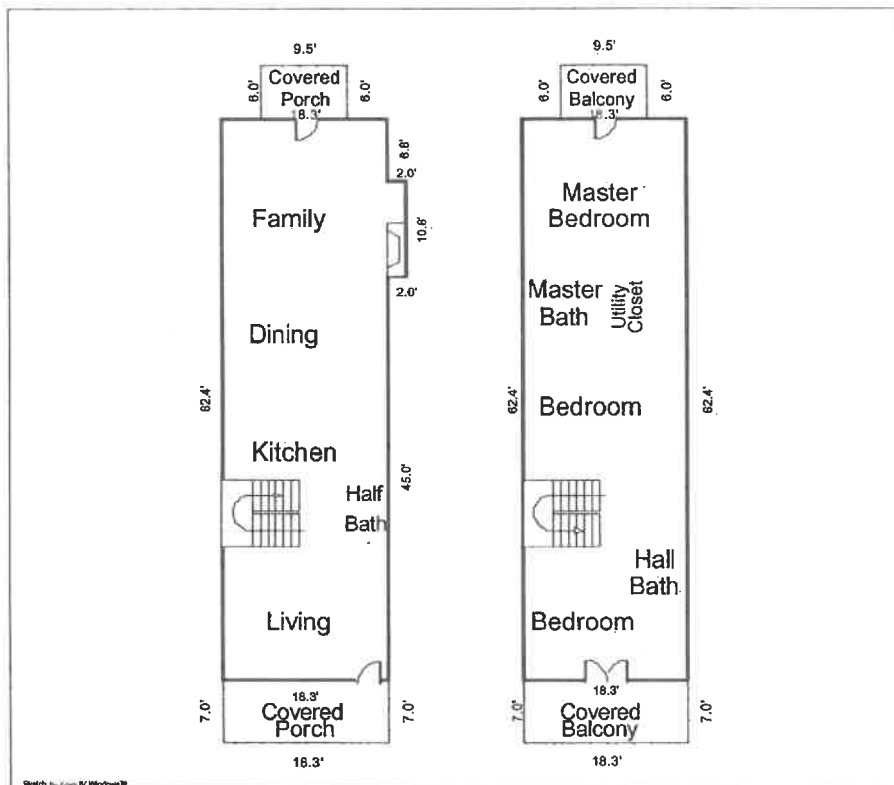
Receipt of this notice is acknowledged by:

Signature Date

Signature Date

Building Sketch (Page - 1)

Borrower/Client Lana Coble				
Property Address 917 Herkimer Street				
City Houston	County Harris	State TX	Zip Code 77008	
Lender Memorial Park Mortgage				



Sketch by: *Figure IV Windows™*

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1163.12	1163.12
GLA2	Second Floor	1141.92	1141.92
P/P	Porch	128.10	
	Porch	128.10	
	Porch	57.00	
	Porch	57.00	370.20
TOTAL LIVABLE (rounded)			2305

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor	2.0 x 10.6	21.20
	18.3 x 62.4	1141.92
Second Floor	18.3 x 62.4	1141.92
3 Areas Total (rounded)		2305

(This notice is to be furnished to a prospective buyer/tenant at such time as broker begins assisting buyer/tenant to locate a property.)

BROKER NOTICE TO BUYER/TENANT

As a prospective buyer/tenant, you should know that the listing and cooperating ("selling") brokers and any broker representing you as a buyer's/tenant's broker, possess no special skills, knowledge or expertise concerning the physical or environmental condition of the property or properties introduced to you nor do they represent themselves to be such experts, and, therefore, make no representations, warranties or guaranties regarding the physical or environmental condition of any such property.

Environmental Hazards/Inspection

As the result of concerns regarding environmental hazards (including, but not limited to, asbestos, lead-based paint, mold, urea formaldehyde insulation, radon gas, PCB transformers, underground storage tanks, electromagnetic fields, hazardous or toxic waste and materials, ammonium compounds, solvents, pesticides, acids, DDT, and any other substance on or about the property or forming a component part of the improvements which has heretofore or may in the future be determined to contain toxic or hazardous materials or undesirable substance injurious to the health of occupants of a property), it is recommended that you retain the services of a qualified expert of your choice to inspect and test for the presence of environmental hazards on or about the property as part of the contract between seller and buyer in a sale transaction or a lease between landlord and tenant, if desired. Buyer/Tenant shall be solely responsible for retaining the services of such expert, if any.

Physical Condition/Inspection

You are advised that you should thoroughly inspect the property and have the physical condition of the property inspected by persons of your choice who are licensed as inspectors by the Texas Real Estate Commission or otherwise permitted by law to perform inspections and take whatever other action you deem necessary or appropriate as part of the contract between seller and buyer in a sale transaction or a lease between landlord and tenant. If you request broker to furnish a list of inspectors and/or repairmen, broker is not making any representations or warranties as to the capabilities or workmanship of such persons. You are advised to accompany the inspectors during their inspection of the property and to ask any questions you may have regarding the property. You are advised to walk through and visibly inspect the property immediately prior to the closing in a sale transaction or occupancy in a lease transaction. In the event the condition of the property is not then in accordance with the contract/lease, you should immediately inform the below-named Broker.

MLS/CIE Information

Information contained in the Multiple Listing Service (MLS), or Commercial Information Exchange (CIE) of Houston Realtors Information Service, Inc. ("HRIS"), a subsidiary of Houston Association of REALTORS®, Inc., is furnished by (1) MLS, and CIE participants who acquire the information from sources such as owners of listed properties, appraisers, and builders, and (2) county appraisal districts and tax services. The information is disseminated to MLS and CIE participants for their exclusive use and display to their clients and customers. Certain information in MLS and CIE such as square footage, assessed value, taxes, and year built is obtained from either the county appraisal district, an appraiser or builder. Neither the listing Broker, Broker displaying the information to you, HRIS, MLS, nor CIE represents or verifies the accuracy of the information. You should not rely upon any information contained in MLS and CIE and you should independently verify such information. You are further advised that MLS rules require the listing Broker of a sold/leased property to submit all information the MLS requires for participation, including the sales price/rent of a property purchased/leased by you.

Selling Broker or buyer's/tenant's broker, if any, shall furnish Listing Broker with a signed copy of this notice at the time the contract/lease is submitted.

I certify that I have provided the prospective Buyer/Tenant named _____ herein with a copy of this "Broker Notice to Buyer/Tenant."

I have received, read and understand the information in this "Broker Notice to Buyer/Tenant."

Date

Broker/Sales Agent Name

Signature

Company

Address

Phone

Buyer/Tenant Name

Signature

Buyer/Tenant Name

Signature

Address

Phone

HAR 410 1/03