# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

the March 2, 2017  ddress of Affiant: escription of Property: LOT 6 BLOCK 14 PADDOCK SEC.1  Harris  Texas  Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon estatements contained herein.  TEXAS  personally appeared.  TEXAS  TEXAS  personally appeared.  TEXAS  TEXAS	(MAI DE MODITEE	
duress of Affiant;  secription of Property: LOT 6 BLOCK 14 PADDOCK SEC. 1  Unity Blarris , Texas  Filte Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.  Extern me, the undersigned notary for the State of Gliffiant(s) who after by me being sworn, stated:  1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such sease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");  2. We are familiar with the property and the improvements located on the Property for the record title owners.");  3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested and boundary coverage in the title insurance policy(ics) to be issued in this transaction. We understand that the Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property if the current transaction is a sale, may request a similar amendment to the understand that the owner of the property if the current transaction is a sale, may request a similar amendment to the understand that the owner of the property of Title insurance upon payment of the promulgated premium.  4. To the best of our actual knowledge and belief, since  a construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other a construction projects on immediately adjoining property(ies) which encroach on the Property;  b. changes in the location of boundary fences or boundary walls;  c. construction projects on immediately adjoining property(ies) which encroach on the Property;  EXCEPT for the following (If None, Insert "None" Below:) NONE  5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to not made for the benefit of any other parties and this Affidavit does	ate: March 2, 2021	GF No.
diverse of Affiant:    Secription of Property: LOT 6 BLOCK 14 PADDOCK SEC.1   Harris	amo of Affiant(s): ANTONIO BUSTAMANTE,	
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File Company" as used herein is the Title Insurance Company whose ports of the estatements contained herein.  TEXAS	Harris , Texas	
estatements contained herem.  ceffore me, the undersigned notary for the State of ceffore me, the undersigned notary for the State of ceffore me, the undersigned notary for the State of ceffore me, the undersigned notary for the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such is lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):  2. We are familiar with the property and the improvements located on the Property.  3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested and boundary coverage in the title insurance policy(ses) to be issued in this transaction. We understand that the Title area and boundary coverage in the coverage of the title insurance as Title Company may deem appropriate. We company may make exceptions to the coverage of the title insurance as Title Company and the management to the understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.  4. To the best of our actual knowledge and belief, since  3. Unas 2, 2016  4. To the best of our actual knowledge and belief, since  3. Unas 2, 2016  4. To the best of our actual knowledge and belief, since  3. Unas 2, 2016  4. To the best of our actual knowledge and belief, since  4. To the best of our actual knowledge and belief, since  4. To the best of our actual knowledge and belief, since  5. We understand that Title Company fences or boundary walls;  6. Construction projects on immediately adjoining property(sis) which encroach on the Property;  6. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit on the management of the property. The Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of	Till G well as used herein is the Title Insurance Compar	ny whose policy of title insurance is issued in reliance upon
refore me, the undersigned notary for the State of effiant(s) who after by me being sworn, stated:  1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such sease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):  2. We are closing a transaction requiring title insurance and the property.  3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested company make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the understand that the owner of the property, if the current transaction is a sale, may request as similar amendment to the understand that the owner of the property, if the current transaction is a sale, may request as similar amendment to the understand that the owner of the property of the promulgated premium.  4. To the best of our actual knowledge and belief, since a construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other of the constitution projects on immediately adjoining property(ies) which encroach on the Property;  5. Construction projects on immediately adjoining property(ies) which encroach on the Property, account of the property.  5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to property survey of the Property.  6. We understand that Title Company is relying on the truthfulness of the statements made in		
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RE/MAX Integrity, 19510 Kuyke Raymond LaFuente



#### WIRE FRAUD WARNING

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## **Buyers and Sellers Beware:** Criminals are targeting real estate transactions. Don't be a victim of wire fraud.

What is wire fraud and how does it occur? Criminals are targeting real estate transactions by gaining access to electronic communications or sending emails that appear to be from a real estate agent, a title company, a lender, or another trusted source. These fraudulent emails seem legitimate and direct you to wire funds to a fraudulent account. Once you wire funds to the fraudulent account, your money is gone.

How can you protect yourself from wire fraud? You should not send personal information, such as bank account numbers or other financial information, via email or other unsecured electronic communication.

If you receive any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, you should verify the communication's authenticity prior to the transfer of funds in person or via phone call using a recognized phone number that is not found in the communication.

Notice: This brokerage will never use any electronic communications, such as email, text messages, or social media messages, to ask you to wire funds or provide personal information.

If you think you are being targeted in a wire fraud scam, immediately notify law enforcement, your lender, the title company, and your agent.

This form was provided by:	By signing below I acknowledge that I received, read, and understand this information and notice.	
RAY LAFUENTE Broker's Printed Name	Seller Buyer ANTONIO BUSTAMANTE	Date
By: Date	Seller Buyer	Date

(TXR 2517) 2-1-18

7519 Livery Ln



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 Cypress

(Street Address and City)

7519 Livery Ln

PADDOCK HOA INC/ 281-870-0585
(Name of Property Owners Association, (Association) and Thorotton to applying
SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restricted by to the subdivision and by the Association, and (ii) a resale certificate, all of which are described by to the subdivision and Taxas Property Code.
SUBDIVISION IN COLUMN and rules of the Association, and (ii) a resale certificate, and
(Check only one box):
(Check only one box).  days after the effective date of the contract, Seller shall obtain, pay lot, and subtract the subdivision Information, Buyer may terminate Subdivision Information to the Buyer. If Seller delivers the Subdivision Information or prior to closing, whichever subdivision Information or prior to closing, whichever the Subdivision Information or prior to closing the Subdivision Information or pr
Subdivision Information to the Buyer receives the Subdivision Information or prior to display the Subdivision
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and an and require delivery of the Subdivision me
The title company or its agent is authorized to act on behalf of the parties to obtain the part.  Information ONLY upon receipt of the required fee for the Subdivision Information Seller sha
<ul> <li>Information ONLT upon Testification Information obligated to pay.</li> <li>MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shape in the Subdivision Information in the Subdivision of the Subdivision promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller in promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Subdivision promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Subdivision provided was not true; or (ii) any material adverse change in the Subdivision provided was not true; or (ii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdivision provided was not true; or (iii) any material adverse change in the Subdi</li></ul>
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Information occurs prior to disching the Baragraphs A. D and E, Buyer shall pay any and all Association loss of the shall pay any excess.
associated with the transfer of the Property not to exceed \$ 250.00 and Seller shall pay any excess.  associated with the transfer of the Property not to exceed \$ 250.00 and Seller shall pay any deposits for reserves required at closing by the Association.
DEPOSITS FOR RESERVES. Buyer shows the Association to release and provide the Subdivision information and the Association to release and provide the Subdivision information and the Association to release and provide the Subdivision information and the Association to release and provide the Subdivision information and the Association to release and provide the Subdivision information and the Subdivision and the
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-in- of any right of this leader, in the
intermedian prior to the Hill Collipanty ordering and the Accordation may have the
responsibility to make certain repairs to the Property. If you should not sign the contract unless you are satisfied that
Droporty which the Association is required to the
Association will make the desired repairs.
VI
Seller ANTONIO BUSTAMANTE
Buyer
Buyer  Seller  Supervised similarly approved or promulgated forms of contracts. Such
Deal Entate Commission for use only with similarly open and as to the led
validity or adequacy of any processor (when tree toyes gov.) TREC No. 36-8. This form replaces TREC No. 36-7.
Austin, TX 78711-2188, (512) 936-3000 (www.iec.lexas.gov / March 1971)

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

to a prospective purchase	s Linding contract of sale and purchase, shee	
Note: This Notice should be completed and given to a prospective purchaser and should be attached as a separate	er prior to execution of a binding contract of sale and purchase, should portion of a purchase contract. Please see NOTE at bottom of page.  Costed in the HARRIS COUNTY MUD 6 District. T	The
1) The real property, described below, that you are about to purchase is lo district has taxing authority separate from any other taxing authority and may, an unlimited rate of tax in payment of such bonds. As of this date, the rate on each \$100 of assessed valuation. If the district \$0.63	cated in the HARRIS COUNTY MUD 6  Subject to voter approval, issue an unlimited amount of bonds and let of taxes levied by the district on real property located in the district thas not yet levied taxes, the most recent projected rate of tax, as the total amount of bonds, excluding refunding bonds and any bonds are total amount of bonds, excluding refunding bonds and any bonds.	evy t is of or tity,
any portion of bonds issued that are payable solely from revenues received approved by the voters and which have been or may, at this date, be issue of all bonds issued for one or more of the specified facilities of the	d in \$42,180,000.00 , and the aggregate initial principal amount of the district and payable in whole or in part from property taxes	is is
\$27,996,000.00  2) The district has the authority to adopt and impose a standby fee on proper services available but not connected and which does not have a house, but utilize the utility capacity available to the property. The district may exercise the most recent amount of the standby fee is \$N/A  Property at the time of imposition and is secured by a lien on the property. If any, of unpaid standby fees on a tract of property in the district.	the authority without holding an election of the person that owned apaid standby fee is a personal obligation of the person that owned Any person may request a certificate from the district stating the amount	the
2) Mark an "X" in one of the following three spaces and then complete as Inst	ructed.	
Mark an "X" in one of the following three spaces and then complete as inst     Notice for Districts Located in Whole or in Part within the Corporate	Boundaries of a Municipality (Complete Value of One or More Home-Rule Municipalities	and
Districts Located in Whole of III Part III the	- L D)	
Not Located within the Corporate Double of in Whole or in	Part within the Corporate Boundaries of a Multiorpanty	the
Extraterritorial Jurisdiction of One of More Trems	The taxpaye	ers of
A) The district is located in whole or in part within the corporate bo the district are subject to the taxes imposed by the municipality and by the corporate boundaries of a municipality may be dissolved by municipal ordinal corporate boundaries.	undaries of the City of By law, a district located within	in the
corporate boundaries of a municipality may be disease.	By law, a d	ISTRICE
B) The district is located in whole or in part in the extraterritorial julicated in the extraterritorial jurisdiction of a municipality may be annexed with annexed, the district is dissolved.  4) The purpose of this district is to provide water, sewer, drainage, or flow bonds payable in whole or in part from property taxes. The cost of these utility facilities are owned or to be owned by the district. The legal description	od control facilities and services within the district through the issual	nce of
PADDOCK SEC. 1		
The state of the s	Signature of Seller	
Signature of Seller Date		Date
0.9	TOTAL AT ANY TIME	
ANTONIO BUSTAMANTE  PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS  DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE  EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPRI	OVED BY THE DISTRICT. PORCHASER TO NOTICE THIS FORM.	E. THE YEAR, CT THE
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7/06/2020 ©2020

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Phone: 281.463.3900 Fax: .2814766131
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



## **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.

RE/MAX Integrity	<u> </u>	Email	Phone
Licensed Broker /Broker Firm Name or	License No.	Email	THOR
Primary Assumed Business Name ESTHER CORDOVA			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate Raymond LaFuente		ray4ray800@aol.com	281.463.3900
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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