

## NOTICE OF INFORMATION FROM OTHER SOURCES

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To: \_\_\_\_\_  
\_\_\_\_\_  
From: Tammy Bateman Properties (Broker)  
Property Address: 2211 Stanford St Houston TX 77006-1946  
Date: 03/02/2022

(1) Broker obtained the attached information, identified as  
**List of Updates, Appraisal showing larger square footage, correspondence from HOA about future repairs**

from  
**Sellers, Appraisers and Stanford Square HOA**

(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:

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

Tammy Bateman Properties  
Broker AuthenticID  
By: Courtney Blencke 03/02/22

Receipt of this notice is acknowledged by:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

## 2211 Stanford Updates

**2014**

### **Remodel**

- Countertops
  - Kitchen
  - All Baths
- Wood Floors & Stairs
- Fireplace

**2020**

- New Appliances
  - Washer and Dryer
  - Dishwasher
  - Refrigerator
  - Oven
  - Microwave
- New Windows
  - Energy Efficient
  - Double-paned
- Nest
- Ring

**2022**

- Everything Painted
  - Ceilings, Walls, Baseboards, Crown Moulding, Doors and Cabinets
- New Patio Slate

### **HOA**

- Sewer Test
- Gardening/Lawn Care
- Portico
- Exterior Paint
- Foundation Work
- Trash and Water

\* All per seller



There are 15 comparable properties currently offered for sale in the subject neighborhood. There are 117 comparable sales in the subject neighborhood within the past twelve months ranging from \$100,000 to \$1,000,000.

FEATURE	SUBJECT			COMPARABLE SALE # 1			
Address and Unit #	2211 Stanford St N/A, Houston, TX 77006			1908 Vermont St D, Houston, TX 77019			2206 C, Ho
Project Name and Phase	Stanford Square Condo 1			Windsor Place Condo 1			Summ 1
Proximity to Subject				0.86 miles W			1.11
Sale Price	\$ 232,000			\$ 244,440			
Sale Price/Gross Liv. Area	\$ 193.33 sq. ft.			\$ 204.38 sq. ft.			\$
Data Source(s)				HARMLS#90606753;DOM 4			HAR
Verification Source(s)				CAD			CAD
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment
Sales or Financing Concessions				ArmLth Conv;0			Arml Conv
Date of Sale/Time				s06/13;c05/13			s03/1
Location	N;Res;			N;Res;			N;Re
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee S
HOA Mo. Assessment	315			255			0 0
Common Elements and Rec. Facilities	Common Areas Common Areas			Common Areas Common Areas			Comr Comr
Floor Location	1			1			1
View	N;Res;			N;Res;			N;Res
Design (Style)	Condo/Townhou			Condo/Townhou			Condo
Quality of Construction	Q3			Q3			Q3
Actual Age	29			20			0 29
Condition	C3			C3			C3
Above Grade Room Count	Total	Bdms.	Baths	Total	Bdms.	Baths	Total
	5	2	2.0	5	2	2.1	-2,000 5
Gross Living Area	1,200 sq. ft.			1,196 sq. ft.			0
Basement & Finished Rooms Below Grade	0sf			0sf			0sf
Functional Utility	AVG			AVG			AVG
Heating/Cooling	Central			Central			Centr
Energy Efficient Items	Typical			Typical			Typic
Garage/Carport	2carport			2garage			0 2gara
Porch/Patio/Deck	Porch/Patio			Porch/Patio			Porch
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -2,000 <input checked="" type="checkbox"/>
Adjusted Sale Price of Comparables				Net Adj. 0.8 % Gross Adj. 0.8 %			Net Adj. Gross A
				\$ 242,440			Gross A

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Adjustments: GLA(\$30/sq ft), bath(\$3000/full \$23,000), garage(\$20,000), porch(\$1,000), 3%. An adjustment between carport and garage was not warranted. Comparable #1, pending/active listings; all the comparables were given weight towards the final estimate.





Dear Stanford Square Owners & Residents,

I hope this eblast finds you doing well and staying safe. Just wanted to take a moment to remind all Owners that your monthly assessment is due before the 15<sup>th</sup> of the month. A \$5.00 Late Fee is charged to any account that has not paid by the 15<sup>th</sup>. Also wanted to remind those of you that may have an auto-pay set up for your monthly assessment, that the assessment rate increased starting January 2022. If you are doing an auto-pay, you will want to check the amount that you are paying is the correct amount as per the coupon books that were sent out to each resident.

Also, just an update regarding the foundation work project that is being scheduled for the units on Stanford Street. This work will begin on Monday, 31<sup>st</sup>. Crews will arrive at the complex between 8:00 AM – 9:00 AM each day. This project will take approximately 3-4 days. The contractor will need access to the units at various times during this project. As more information becomes available, we will send it to you.

Continue to stay safe.

Thank you,

Joyce Toedter

Community Association Manager

Sterling ASI

### Helpful Links

<https://sterlingasi.net> provides the answers to your association questions and allows you to view and update your account information in real time.

Christopher Adema  
2211 Stanford Street  
Houston, TX 77006

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### Related Links

[Adobe PDF Reader](#)

[Sterling ASI](#)

[Ask Us a Question](#)

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You can access your account anytime here:

<https://sterlingasi.net>

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For your security all links are a one time use or they will expire in 5 days