



**ADDENDUM CONCERNING RIGHT TO TERMINATE
DUE TO LENDER'S APPRAISAL**

*Use only if the Third Party Financing Addendum is attached to the contract and
the transaction does not involve FHA insured or VA guaranteed financing*



CONCERNING THE PROPERTY AT: 2063 Little Cedar, Kingwood
(Street Address and City)

The financing described in the Third Party Financing Addendum attached to the contract for the sale of the above-referenced Property does not involve FHA or VA financing. *(Check one box only)*

(1) **WAIVER.** Buyer waives Buyer's right to terminate the contract under Paragraph 2B of the Third Party Financing Addendum if Property Approval is not obtained because the opinion of value in the appraisal does not satisfy lender's underwriting requirements.

If the lender reduces the amount of the loan due to the opinion of value, the cash portion of Sales Price is increased by the amount the loan is reduced due to the appraisal.

(2) **PARTIAL WAIVER.** Buyer waives Buyer's right to terminate the contract under Paragraph 2B of the Third Party Financing Addendum if:

(i) Property Approval is not obtained because the opinion of value in the appraisal does not satisfy lender's underwriting requirements; and

(ii) the opinion of value is \$ _____ or more.

If the lender reduces the amount of the loan due to the opinion of value, the cash portion of Sales Price is increased by the amount the loan is reduced due to the appraisal.

(3) **ADDITIONAL RIGHT TO TERMINATE.** In addition to Buyer's right to terminate under Paragraph 2B of the Third Party Financing Addendum, Buyer may terminate the contract within _____ days after the Effective Date if:

(i) the appraised value, according to the appraisal obtained by Buyer's lender, is less than \$ _____; and

(ii) Buyer delivers a copy of the appraisal to the Seller.

If Buyer terminates under this paragraph, the earnest money will be refunded to Buyer.

Buyer



Seller

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of 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 (www.trec.texas.gov) TREC No. 49-1.



NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

2063 Little Cedar

(Address of Property)

A. For an additional sum of \$ 100 and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

frig

- B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.
C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Buyer

Seller

[Handwritten signature of seller]

Buyer

Seller

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 459-6544 (http://www.trec.state.tx.us)



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#	MLS #	Stat	AR	Office	Address	Subdivision	Lot Size	SF	Price	Prc/SF	YB	BR	Bth	DOM
1	80169114	A	32	DEGP01	2774 Tinechester Drive	Sherwood Trails Sec 02	14,794	1,425	\$230,000	\$161.40	1979	3	2/0	12
2	86260206	A	32	PBME01	2063 Little Cedar	Woodland Hills	7,865	1,917	\$240,000	\$125.20	1977	3	2/0	1
3	21850651	A	32	RMXX01	3218 Beaver Glen Drive	Elm Grove Village Sec 02	7,560	2,666	\$265,000	\$99.40	1981	3	2/1	5
4	13338829	A	32	OFFP01	2422 Sherwood Hollow Lane	Sherwood Trails	6,123	1,519	\$267,900	\$176.37	1993	3	2/0	23
5	7416765	A	32	JBPI02	4914 Rock Springs Drive	Mills Branch Village Sec 01	5,250	1,665	\$272,500	\$163.66	1987	3	2/0	1
6	18528427	A	32	KWNE01	4231 Mountain Peak Way	Mills Branch Village	4,950	1,776	\$279,900	\$157.60	1990	3	2/0	1
7	75790871	A	32	RMXX01	1743 Burning Tree Road	Forest Cove Cc Estates Sec C	12,750	1,640	\$279,900	\$170.67	1981	3	2/0	9
8	54495374	A	32	RMXX01	3703 Clear Falls Drive	Hunters Ridge	9,257	1,871	\$279,901	\$149.60	1981	4	2/0	8
9	26024445	A	32	LHVB01	6213 Arcadia Sound Lane	Kingwood Royal Brook		1,494	\$286,990	\$192.10	2022	3	2/0	7
10	60249103	A	32	LHVB01	6217 Arcadia Sound Lane	Kingwood Royal Brook		1,538	\$293,990	\$191.15	2022	4	2/0	7
11	54014096	A	32	TRNR02	1615 Trail Forest Court	Lakewood Cove	4,996	2,338	\$295,000	\$126.18	2003	4	2/1	2
12	53995503	A	32	LHVB01	6211 Arcadia Sound Lane	Kingwood Royal Brook		1,682	\$296,990	\$176.57	2022	3	2/0	2
13	55976912	A	32	OPBR01	436 Mystic Glen Loop	Lakewood Cove Sec 01	5,201	1,907	\$299,000	\$156.79	2006	3	2/1	26
14	61146073	A	32	TSYL01	3527 Plum Valley Drive	Woodland Hills Village Sec 01	12,540	2,004	\$299,900	\$149.65	1977	4	2/0	3
15	23246954	A	32	LHVB01	4930 Chester Lake Lane	Kingwood Royal Brook		1,517	\$310,000	\$204.35	2022	3	2/0	2
16	63243493	A	32	LHVB01	4929 Chester Lake Lane	Kingwood Royal Brook		1,578	\$315,000	\$199.62	2022	3	2/1	2
17	52088785	A	1	HPRE01	6315 Upper Lake Drive	Kings River Village Sec 04	8,849	2,267	\$317,000	\$139.83	1996	3	2/1	12
18	11912839	A	32	LHVB01	6215 Arcadia Sound Lane	Kingwood Royal Brook		2,211	\$318,990	\$144.27	2022	4	2/1	7
19	69684830	A	32	RMXX01	2135 Riverlawn Drive	Woodland Hills Village Sec 01	9,960	2,624	\$320,000	\$121.95	1976	4	2/1	2
20	55850211	A	32	JLAR01	1922 Lakeville Drive	Woodland Hills Village		9,559	\$320,000	\$141.22	1977	3	2/1	17*
21	68150670	A	32	EXPD01	3003 Creek Manor Drive	Elm Grove Village	8,128	2,304	\$324,999	\$141.06	1986	3	2/1	10
22	41317813	A	32	JLAR01	5622 My Way	North Kingwood Forest	6,325	2,895	\$329,900	\$113.96	2003	4	2/1	2
23	8801719	A	32	OPBR01	3547 Pickwick Park Drive	Elm Grove Village Sec 03	11,220	2,508	\$333,000	\$132.78	1988	4	2/1	37
24	23346954	A	32	LHVB01	4921 Chester Lake Lane	Kingwood Royal Brook		1,833	\$339,940	\$185.46	2022	4	2/1	2
25	50909197	A	32	LHVB01	9443 Clearwater Bluff Lane	Kingwood Royal Brook		1,801	\$345,000	\$191.56	2022	3	2/0	7
26	59758696	A	32	KWNE01	2011 Riverlawn Drive	Woodland Hills Village	9,170	2,595	\$350,000	\$134.87	1979	4	2/1	1
27	3562767	A	32	LHVB01	9427 Clearwater Bluff Lane	Kingwood Royal Brook		1,946	\$357,240	\$183.58	2022	4	2/0	7
28	5105617	A	32	LHVB01	9447 Clearwater Bluff Lane	Kingwood Royal Brook		1,932	\$357,240	\$184.91	2022	4	2/0	23
29	40119881	A	32	LHVB01	4926 Chester Lake Lane	Kingwood Royal Brook		2,108	\$360,000	\$170.78	2022	4	2/1	2
30	69482621	A	32	KWNE01	3523 Tree Lane	Bear Branch Village	11,280	2,542	\$380,000	\$149.49	1978	4	2/1	2
31	65378810	A	32	DEGP01	4403 Walham Court	Kings Crossing Sec 18 R/P	7,651	2,351	\$385,000	\$163.76	1992	3	2/0	15
32	56150618	A	32	LHVB01	9438 Vista Falls Trace	Kingwood Royal Brook		1,990	\$390,000	\$195.98	2022	3	2/0	23
33	17556873	A	32	LHVB01	4925 Chester Lake Lane	Kingwood Royal Brook		2,426	\$395,490	\$163.02	2022	4	3/1	2
34	98246656	A	32	LHVB01	9451 Clearwater Bluff Lane	Kingwood Royal Brook		2,721	\$397,240	\$145.99	2022	5	3/1	2
35	17934756	A	32	RMXX01	2719 Kings Retreat Circle Circle	Kingwood Estates	2,320	2,823	\$399,900	\$141.66	2012	4	3/1	1
36	44788963	A	32	GGPR21	3810 Ash Glade Court	Greentree Village	9,169	2,799	\$399,900	\$142.87	1990	4	2/0	1
37	18052269	A	32	JBPI02	3226 Heartwood Oak Way	Mills Creek Village Sec 06	6,797	3,038	\$399,999	\$131.67	2001	4	2/1	12
38	42690293	A	32	KWNE01	3303 Redwood Lodge Drive	Bear Branch	13,081	3,379	\$404,000	\$119.56	1976	5	3/2	1
39	20330168	A	32	RMGI01	4402 Walham Court	Kings Crossing Sec 18 R/P	7,802	2,477	\$405,000	\$163.50	1992	3	2/0	13
40	38679381	A	32	LHVB01	9451 Vista Falls Trace	Kingwood Royal Brook		2,561	\$415,000	\$162.05	2022	4	2/1	44
41	72810032	A	32	LHVB01	9434 Vista Falls Trace	Kingwood Royal Brook		2,732	\$433,590	\$158.71	2022	4	2/1	7
42	72568557	A	32	LHVB01	9418 Vista Falls Trace	Kingwood Royal Brook		2,548	\$446,840	\$175.37	2022	4	3/1	16
43	63388829	A	32	RMXX01	2119 Mountain Lake Drive	Kings Point Village 03 R/P &	10,200	3,326	\$465,000	\$139.81	1990	4	3/1	2
44	74909658	A	40	TRNR02	26111 Tintagel Lane	Kings Mill	6,600	4,259	\$475,000	\$111.53	2014	5	3/1	1
45	48750912	A	32	RMXX01	1714 Arbor Forest Trail	Kings point	9,154	2,561	\$499,900	\$195.20	2004	3	2/0	
46	64422800	A	32	RMXX01	2511 Pine Bend Drive	Kingwood Lakes Village 04 0	17,408	4,099	\$549,900	\$134.15	1981	4	3/1	39
47	23460386	A	32	COLD25	2414 Twin Grove Drive	Kings Forest Sec 02	21,147	3,129	\$589,000	\$188.24	1979	3	2/1	1
48	22240420	A	32	RMXX01	11 Greens Edge Drive	Kingwood Greens	9,238	3,118	\$625,000	\$200.45	2000	3	2/1	
49	10955642	A	32	HMLT01	6107 Rustic Creek Lane	Kings Point Village 10 02 Prc	11,927	4,556	\$649,000	\$142.45	2007	5	4/1	5
50	11162800	A	32	JLAR01	9347 Fairfield Oaks Lane	Royal Brook	14,256	3,893	\$724,900	\$186.21	2018	4	3/2	*
51	29261785	A	32	WOLF01	2003 Mountain Aspen Lane	Kings Point Village	11,863	4,757	\$744,500	\$156.51	2003	4	3/1	2
52	25320704	A	32	RMXX01	31 Golf Links Court	Kingwood Greens Village Sec	18,861	4,607	\$850,000	\$184.50	2001	5	3/2	2
53	25309143	A	32	JBPI02	1302 Blantyre Way	Barrington Kingwood	10,745	4,588	\$905,000	\$197.25	2009	4	3/1	16
54	85775570	A	32	RMLD01	1215 Regal Shores Court	Royal Shores	18,289	5,650	\$1,050,000	\$185.84	2008	5	4/1	37
55	66437383	A	1	RMXX01	21110 Kings River Point Drive	Kings River Estates	46,217	6,436	\$1,450,000	\$225.30	2006	5	5/2	44
56	31844451	A	1	RMXX01	7718 Kings River Circle	Kings River Estates	59,590	9,430	\$2,200,000	\$233.30	2006	4	5/2	22
57	51083584	A	1	EBLN01	30 Tahoe Shores Court	Kings Lake Estates	49,786	6,933	\$2,200,000	\$317.32	2003	5	5/1	163
58	93605078	A	32	TRNR02	1 Deer Ridge Estates Boulevard	Deer Ridge Estates	79,388	9,374	\$2,999,050	\$319.93	1997	7	6/2	29
59	39056307	A	32	TRNR02	8 Deer Ridge Estates Boulevard	Deer Ridge Estates	167,385	17,331	\$5,490,000	\$316.77	2005	6	7/4	2*

* 2063 Little Cedar - this listing @ \$125/sq ft.

EVERY THING FOR SALE in KINGWOOD 5/14/2022