

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-10-2020

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



(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

Vammor Property Management 832-593-7300 (Name of Property Owners Association, (Association) and Phone Number) A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code. (Check only one box): □ 1. Within	23314 Briarstone Harbor Trail, Katy, TX 77449 (Street Address and City)	
A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code. (Check only one box): [1] Within days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer as Buyer's sole remedy, may terminate the contract at any time prior to closing, and the earnest money will be refunded to Buyer. [2] Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required by the subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required and approved the Subdivision Information Information information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required does not require delivery of the Subdivision Information information information by the subdivision Information informa		
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copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. In Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required on prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer does not require an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving apyment for the updated resale certificate within the time required. 4. Buyer does not require an updated resale certificate within the time required. 5. Let fails to deliver the updated resale certificate within the time required. 6. Let a Buyer's expense, shall deliver it to Subdivision Information. 7. The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay. 8. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller iff: (1) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. 6. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any except of the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or a	the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terming the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, which occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivition Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and	nate ever sion
□ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, al Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer in Seller fails to deliver the updated resale certificate within the time required. ☑ 4. Buyer does not require delivery of the Subdivision Information. The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay. B. MATERTAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer. CFEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$3.50 + Cap Fee and Seller shall pay any excess. D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), ☑ Buyer — Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information. Sollar	copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the trequired, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required.	the sion If time
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