

### Updated/Upgraded List on 2022

- New Luxury Vinyl Plank Flooring
- Brand new Water Softener system
- New Water Filtering System
- Remodel bathrooms, one with stand-up shower both with new double sinks Vanities
- Extra-large bathtub in main bathroom
- All new Windows Blinds
- Backyard landscaping with stone walkway
- Front door walkway custom tiles
- Driveway night sensor bright light system
- Backyard lights will stay with house
- New guttering system installed back of the house
- Epoxy garage Floor
- New Modern Invisible ceiling fans with Chandeliers
- Appliances will stay with the house
- Moving out state sales

Title Company

**John Q. Truong**

Fidelity National Title - Fee Attorney

**Houston:** 2825 Wilcrest Drive, Suite 559, Houston, Texas 77042 USA

**Telephone:** +1 (713) 561-5595

**Facsimile:** +1 (713) 242-1800



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 4930 Royal Arbor Ln Houston  
 (Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 12/16/2021

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Range                                    | <input checked="" type="checkbox"/> Oven                              | <input checked="" type="checkbox"/> Microwave                     |
| <input checked="" type="checkbox"/> Dishwasher                               | <input type="checkbox"/> Trash Compactor                              | <input checked="" type="checkbox"/> Disposal                      |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups                     | <input type="checkbox"/> Window Screens                               | <input type="checkbox"/> Rain Gutters                             |
| <input checked="" type="checkbox"/> Security System                          | <input type="checkbox"/> Fire Detection Equipment                     | <input type="checkbox"/> Intercom System                          |
|  | <input checked="" type="checkbox"/> Smoke Detector                    |   |
|  | <input type="checkbox"/> Smoke Detector-Hearing Impaired              |   |
|  | <input type="checkbox"/> Carbon Monoxide Alarm                        |   |
|  | <input type="checkbox"/> Emergency Escape Ladder(s)                   |   |
| <input type="checkbox"/> TV Antenna  | <input checked="" type="checkbox"/> Cable TV Wiring                   | <input type="checkbox"/> Satellite Dish                           |
| <input checked="" type="checkbox"/> Ceiling Fan(s)                           | <input type="checkbox"/> Attic Fan(s)                                 | <input checked="" type="checkbox"/> Exhaust Fan(s)                |
| <input checked="" type="checkbox"/> Central A/C                              | <input checked="" type="checkbox"/> Central Heating                   | <input type="checkbox"/> Wall/Window Air Conditioning             |
| <input checked="" type="checkbox"/> Plumbing System                          | <input checked="" type="checkbox"/> Septic System                     | <input type="checkbox"/> Public Sewer System                      |
| <input checked="" type="checkbox"/> Patio/Decking                            | <input type="checkbox"/> Outdoor Grill                                | <input checked="" type="checkbox"/> Fences                        |
| <input type="checkbox"/> Pool  | <input type="checkbox"/> Sauna  | <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub     |
| <input type="checkbox"/> Pool Equipment                                      | <input type="checkbox"/> Pool Heater                                  | <input type="checkbox"/> Automatic Lawn Sprinkler System          |
| <input checked="" type="checkbox"/> Fireplace(s) & Chimney<br>(Wood burning) |   | <input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock) |
| <input checked="" type="checkbox"/> Natural Gas Lines                        |   | <input type="checkbox"/> Gas Fixtures                             |
| <input type="checkbox"/> Liquid Propane Gas                                  | <input type="checkbox"/> LP Community (Captive)                       | <input type="checkbox"/> LP on Property                           |
| Garage: <input checked="" type="checkbox"/> Attached                         | <input type="checkbox"/> Not Attached                                 | <input type="checkbox"/> Carport                                  |
| Garage Door Opener(s):   | <input checked="" type="checkbox"/> Electronic                        | <input type="checkbox"/> Control(s)                               |
| Water Heater:  | <input checked="" type="checkbox"/> Gas                               | <input type="checkbox"/> Electric                                 |
| Water Supply: <input type="checkbox"/> City                                  | <input type="checkbox"/> Well <input checked="" type="checkbox"/> MUD | <input type="checkbox"/> Co-op                                    |

Roof Type: Shingles Age: 12-13 (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\*  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): \_\_\_\_\_

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |                                    |                               |                              |
|------------------------------------|-------------------------------|------------------------------|
| <u> N </u> Interior Walls          | <u> N </u> Ceilings           | <u> N </u> Floors            |
| <u> N </u> Exterior Walls          | <u> N </u> Doors              | <u> N </u> Windows           |
| <u> N </u> Roof                    | <u> N </u> Foundation/Slab(s) | <u> N </u> Sidewalks         |
| <u> N </u> Walls/Fences            | <u> N </u> Driveways          | <u> N </u> Intercom System   |
| <u> N </u> Plumbing/Sewers/Septics | <u> N </u> Electrical Systems | <u> N </u> Lighting Fixtures |

Other Structural Components (Describe): \_\_\_\_\_

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |  |
|---|--|
| <u> N </u> Active Termites (includes wood destroying insects) | <u> N </u> Previous Structural or Roof Repair                          |
| <u> N </u> Termite or Wood Rot Damage Needing Repair          | <u> N </u> Hazardous or Toxic Waste                                    |
| <u> N </u> Previous Termite Damage                            | <u> N </u> Asbestos Components   |
| <u> N </u> Previous Termite Treatment                         | <u> N </u> Urea-formaldehyde Insulation                                |
| <u> N </u> Improper Drainage                                  | <u> N </u> Radon Gas   |
| <u> N </u> Water Damage Not Due to a Flood Event              | <u> N </u> Lead Based Paint  |
| <u> N </u> Landfill, Settling, Soil Movement, Fault Lines     | <u> N </u> Aluminum Wiring   |
| <u> N </u> Single Blockable Main Drain in Pool/Hot Tub/Spa*   | <u> N </u> Previous Fires  |
|   | <u> N </u> Unplatted Easements   |
|   | <u> N </u> Subsurface Structure or Pits                                |
|   | <u> N </u> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

4930 Royal Arbor Ln  
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(Street Address and City)

Seller's Disclosure Notice Concerning the Property at \_\_\_\_\_ Page 3

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Present flood coverage
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- Located  wholly  partly in a floodway
- Located  wholly  partly in a flood pool
- Located  wholly  partly in a reservoir

If the answer to any of the above is yes, explain. (attach additional sheets if necessary): \_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

4930 Royal Arbor Ln  
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(Street Address and City)

09-01-2019

Seller's Disclosure Notice Concerning the Property at \_\_\_\_\_ Page 4

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N  Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y  Homeowners' Association or maintenance fees or assessments.

unknown  Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N  Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N  Any lawsuits directly or indirectly affecting the Property.

N  Any condition on the Property which materially affects the physical health or safety of an individual.


N  Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N  Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act of the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

  
7/4/2022 3:59:39 PM GMT  
Signature of Seller

07/04/2022

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H

TREC No. OP-H





PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



**ADDENDUM CONTAINING NOTICE OF OBLIGATION  
TO PAY IMPROVEMENT DISTRICT  
ASSESSMENT TO Harris, TEXAS**

**CONCERNING THE FOLLOWING PROPERTY  
4930 Royal Arbor Ln, Houston, TX 77084-3982**

As the purchaser of the real property described above, you are obligated to pay assessments to Harris, Texas, for the costs of a portion of a public improvement or

services project (the "Authorized Improvements") undertaken for the benefit of the property within Harris County (the "District") created under Subchapter A, Chapter 372

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Harris

The exact amount of each annual installment will be approved each year by Harris

in the annual service plan update for the district. More information about

the assessments, including the amounts and due dates, may be obtained from Harris

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Authentisign  
Signature of Seller

07/04/2022

Date Signature of Seller Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer Date Signature of Buyer Date

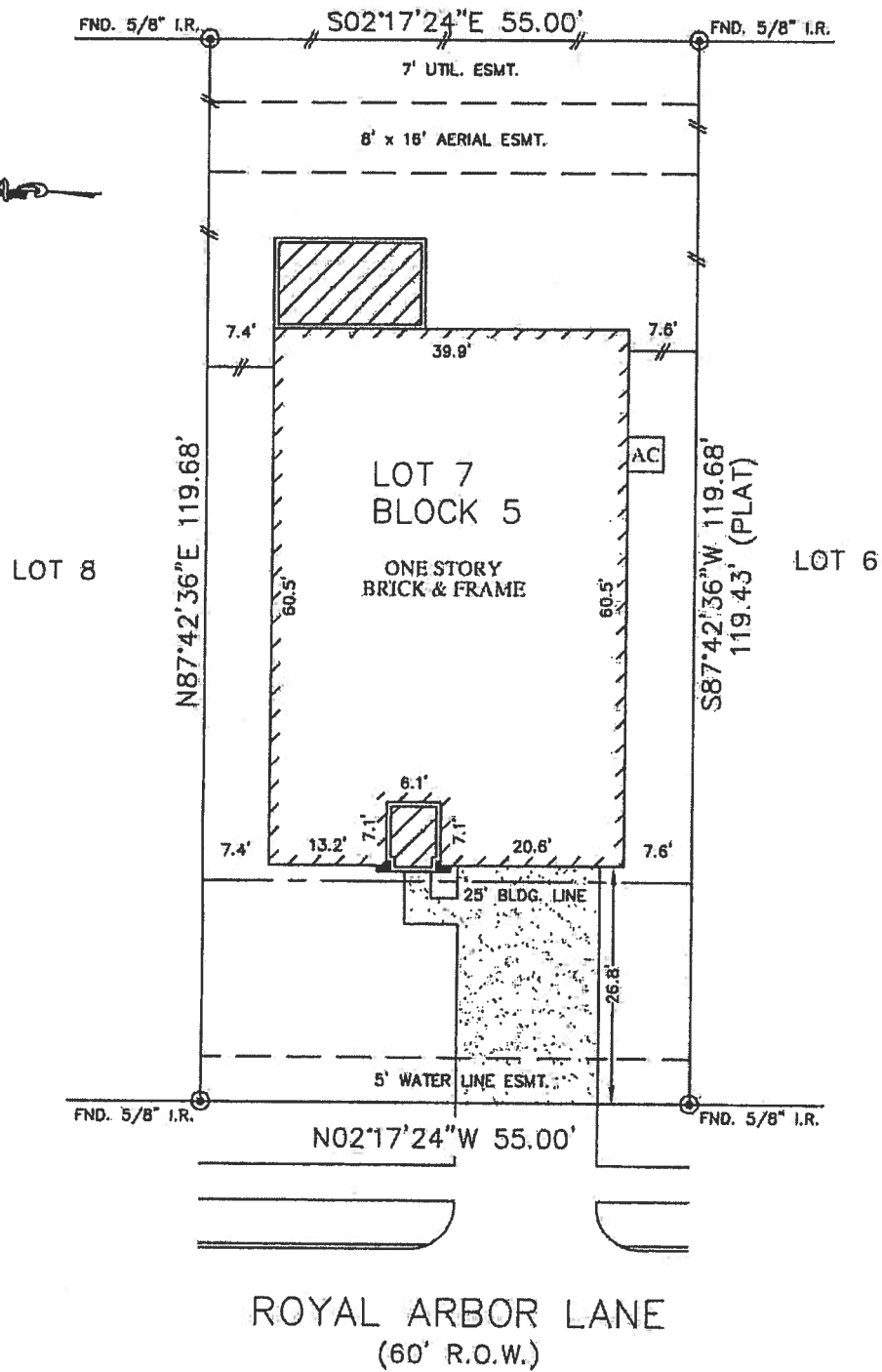
TREC logo and disclaimer text: This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 53-0.

TREC No. 53-0



LAKES OF PINE FOREST  
SECTION 2

F.C. NO. 530256 H.C.M.R.



ROYAL ARBOR LANE  
(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN FILM CODE No. 589010, H.C.M.R. AND H.C.C.F. Nos. W81B777 & Y751080.
3. CENTERPOINT ENERGY AGREEMENT AS SET FORTH IN H.C.C.F. No. Y652767.

FLOOD MAP:

THIS PROPERTY LIES IN ZONE "X" AS DEPICTED ON COMMUNITY PANEL No. 48201 C 0610 L, DATED: 6/18/07

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PLAT OF SURVEY  
SCALE: 1" = 20'

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FOR: REUBEN KATAM  
JERUSA DHARA  
ADDRESS: 4930 ROYAL ARBOR LANE  
BEAZER JOB # 6102-3507  
ALLPOINTS JOB #: B1118804 JP  
C.F.: 7399-09-1395 (TATCO)

LOT 7, BLOCK 5,  
LAKES OF PINE FOREST, SECTION 3,  
FILM CODE NO. 589010, MAP RECORDS,  
HARRIS COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 22ND DAY OF AUGUST, 2009.

*Jose B. Bauri*







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**

**4930 Royal Arbor Ln**

**Houston**

(Street Address and City)

(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 \_\_\_\_\_ 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 Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If 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 or 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  does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at 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 if 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. 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 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.

**C. FEES 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 \$ **200** 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.

**NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION:** The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer \_\_\_\_\_



07/04/2022

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 licensees. 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. 36-9. This form replaces TREC No. 36-8.