

Exclusive Right to Sell or Lease Listing Agreement

The MLS and Texas Real Estate rules require that you sign a listing agreement before we can list your property on the MLS. Owner **MUST NOTIFY BROKER WITHIN 24 HOURS** of any status change and provide copies of contracts to broker, per TREC rules. This applies to **any** type of sale or lease with or without a buyer/tenant agent.

This LISTING AGREEMENT is by and between the owner/s (must be owner/s on deed) and Listing Results, LLC – Broker.

Owner Name/s Carlos Pagan and Listing Results, LLC (Broker) and

Provides that in consideration for providing services described herein, owner hereby appoints Broker as owner's listing broker.

Broker to list the property at a sale/rental price of \$ 239,900.00

Address 11443 Kirkmeadow Dr

City/Zip 77089 in Harris County.

Broker will file this listing with the Multiple Listing Service (MLS). Owner authorizes Broker to submit information about this property on the MLS. MLS rules require Broker to accurately and timely submit all information the MLS requires for participation including leased or sold data, so that subscribers to the MLS may use the information for market evaluations or appraisal purposes. This agreement also grants the MLS the right to down load your listing to the applicable public websites. Broker has no control over any of the public websites.

Owner may cancel this agreement at any time, unless the property is in negotiations or under contract. There is no refund once the property has been listed. Owner grants Broker the exclusive right to list the property, which means owner cannot list property on the MLS with a different broker without first canceling this agreement with Listing Results, LLC. If for any reason Broker cannot reach seller in a reasonable amount of time, broker may terminate this agreement and no refund will be given to seller.

You must offer a buyer agent commission. The industry norm is 3% of the total sales price at closing (on for sale listings) or 1/2 the first month's rent (for lease listings) which you are agreeing to by your signature; You must fill in the amount of commission you are offering in the blank below. Do not write in 0 in the blank; a commission must be offered. Lease listings: You must write in the amount below, you are offering the agent that brings you a tenant directly at move-in.

BROKER FEE/COMPENSATION The two possible commission/fee scenarios are:

Scenario #1 if buyer/tenant is procured by a buyer's agent/broker - Your fee is the non-refundable fee you paid us at time of listing plus a 3 % (you must write in the amount of commission you are offering the buyer's agent). This blank cannot have, N/A, 0 or "to be negotiated", a commission must be offered) of the total sales price/lease amount at closing to the agent/broker that brings the buyer/tenant to the property. This fee will be paid to the one agent/broker that brings an able buyer/tenant for your home and is paid at closing/move-in per terms of this agreement.

Scenario #2 if buyer/tenant is procured by any other means (without a buyer's agent/broker) the only fee paid by seller is the non-refundable fee paid to us at the time of listing, (one of the listing packages you have chosen).

COOPERATION WITH "OTHER BROKERS" (BUYER AGENT/BROKER): Broker will allow Other Brokers (i.e. buyer agents/brokers) to show the property to prospective buyers/tenants. Owner authorizes listing broker to offer a compensation/fee discussed above to any participating broker (buyer's agents/broker) in the MLS. This fee is earned and payable to the buyer agent/Broker (one Broker) that brings the person that purchases/leases the property listed and is payable at closing/move-in.

Broker is not an expert in and is not providing advice to owner concerning legal matters, tax, financing, surveying, structural or mechanical condition, hazardous material or engineering. Owner is encouraged to seek expert help from qualified professionals in such areas.

Owner understands that they must comply with all federal, state and local laws concerning fair housing and acknowledges that federal and Texas law prohibit discrimination in the lease of property based on race, color,

religion, sex, disability, familial status, or national origin. Owner cannot instruct Broker or any salesperson acting as owner's agent or convey on behalf of Landlord any limitations in the lease of the property based upon any of the foregoing. Owner shall indemnify, defend and hold Broker harmless from and against any and all claims, demands, suits, damages, liability, losses, or expense (including all attorney's fees and damages) arising out of any misrepresentation, nondisclosure or concealment by seller in connection with the sale/lease of the property, including, without limitation, the inaccuracy or incompleteness for any complaints made by a buyer or prospective buyer before or after possession of the property with respect to any defect in the property. Owner agrees to submit accurate information about the property. Square footage must be verifiable by tax records or an appraisal; we cannot use building plans, survey, owner drawings or anything other than an appraiser's measurements. If you do not have an appraisal or appraiser's measurements, we will use the tax records.

Owner has received/read/signed the Information about Brokerage Services concerning brokerage relationships and understands it in its entirety. Owner may not attempt to procure a tenant/buyer represented by a broker and negotiate directly with them. Owner MAY NOT negotiate directly with the buyer's broker, per Texas laws.

Owner understands that Texas law requires Broker to disclose to any buyer all adverse material facts related to the condition of the property known by Broker or Owner. Owner acknowledges that broker is subject to and will abide by the Rules and Regulations of the MLS, any REALTOR® Association and the Texas Real Estate Commission, SB 810, minimum level of service rules, and listing broker may cancel this agreement if owner does not comply with these rules, is unreachable, or fails to provide any info needed and will not be entitled to a refund of the listing fee. Owner agrees to pay any fines incurred from the MLS for not reporting status changes or any inaccurate information.

Broker is required by TREC to have copies of all contracts, addenda, seller's disclosure, HUD-1 and owner agrees to provide all information within 24 hours after closing and funding. If information is not provided by owner, owner is in breach of this agreement and may be subject to fines. Broker will provide the level of service as required by the Texas Real Estate Commission or any governing organization.

If you choose to use a lock box, Broker advises owner that a lock box is not a security device. Using a key box will probably increase showings, but involves risks (for example, unauthorized entry, theft, property damage, or personal injury). Neither the Association of REALTORS® nor the MLS nor Listing Results LLC requires a key box and is not responsible for any loss, damage or theft. Broker is not responsible or liable in any manor for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not limited to injuries or damages caused by any party.

I HAVE READ AND UNDERSTAND THIS ENTIRE AGREEMENT; I am the owner on the deed of this property. BY MY SIGNATURE BELOW, I AGREE TO ALL OF THE TERMS OF THIS CONTRACT IN ITS ENTIRETY. I agree to supply Listing Results, LLC with all contracts, addendums and any forms requested. I agree to pay any fines incurred by not supplying the required paperwork to broker. Any alteration of this Listing Agreement without consent of the broker will not be valid. If you sign this agreement and are not the owner of record, we will terminate this listing and no refund will be given. We cannot list on the MLS if you have equitably interest, if discovered listing will be terminated and there will be no refund.

TERM: Listing commences on: (write in a date you wish the listing to start, **do not put immediately**, but it must be equal to or later than the day submitted. (For a Friday list date, we need all required info by Wednesday, list date must be Mon-Fri) 8/15/2022 and ends at 11:59 PM on 8/15/2023. Do not put longer than your plan allows. This is consecutive dates.

****Important:** Your listing will expire and our agreement will terminate on the date you fill in as an expiration date; regardless of the amount of time your plan includes. If you wrote in a shorter time, you would have to extend prior to expiration on the MLS or there will be a charge. If you put in a longer time than your plan includes, we will alter it. (end date-length if package, BUT you may cancel at any time per terms of this agreement, unless you home is under contract to sell/lease, there is no refund once the property has been listed.)

OWNER'S (owner on deed) SIGNATURE X Carlos Pagan 8/13/2022
DocuSigned by: 970054DAF15045E...

OWNER'S (owner/spouse) SIGNATURE X _____

(Married owner, if your spouse has ever lived in property, they must sign as well)



Information About Brokerage Services

Texas law requires all real estate license holders 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.

Property address: 11443 Kirkmeadow Dr. Houston, TX 77089

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No. ^{DS} CP	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Showing Instructions & Contact Info

Owner legal name/s (as listed on deed): Carlos Pagan

Person filling out form: Jenudis Pagan Relationship to owner: wife

Property address: 11443 Kirkmeadow Dr.

City: Houston County: Harris Zip: 77089

Subdivision name: Kirkwood

Seller address if not property address: 1399 Ran Rd SE Palm Bay, FL 32909

****Numbers for correspondence: 1st is for the main number for showings or correspondence with us. These numbers will be posted on the MLS in the agent remarks unless "do not post" checked.**

1st # 713-899-4527 Name: Jenudis Pagan Cell Home Office Do not post

2nd # 713-899-7997 Name: Carlos Pagan Cell Home Office Do not post

Owner 1 email: jenudispagan@gmail.com

Owner 2 email: jenudispagan@gmail.com

Combo: Pick a 4-digit code: 1961 Entry Type Gate code: _____

No Lockbox: if you are not using a lockbox, you the seller will have to give access to the agents.

****Supra:** *I understand that it is my responsibility to send the Supra back to LR for the refund of the deposit with the Supra return slip.

Lockbox location: Front Door

Security system: None Armed Code to disarm: _____

Security pad location? _____ Code to rearm: _____

Preferred method of contact for showings: Text Email Phone

Home is: Vacant Seller occupied Tenant occupied

Showing Type :

Go: No notice needed, vacant. **Must have Showing Time and lockbox.**

Courtesy Call: You will get a text, call or email with agent name, company and time if you do not respond agent will show. **Must have Showing Time and lockbox.**

Appointment required: Use this if you do not have lockbox or have special conditions. Can be used with Showing Time. You will have to confirm, before agent can show.

Special showing instructions (please state if you need notice and how much to show): _____

Pets on property (where & type): none

Property Info

This form is for all property types and MLS's, if an item does not apply to your property type, type in NA. Each MLS has varying information, so some of the info will not be posted to your listing on the MLS. Please fill out completely.

*****DO NOT check any features that do not convey with the sale.** Call for clarification.

Choose one MLS to be listed in, if you are unsure call us at 817-283-5134 EX 1
 Longview is the only area without a scheduling service, agents will call you for appointments.

- | | |
|---|----------------------------|
| Austin | Longview (no Showing Time) |
| Bryan/College Station | North Texas (DFW) |
| Central Texas | San Antonio |
| Corpus | Tyler |
| <input checked="" type="checkbox"/> Houston | Waco |

Do you have an existing survey? Yes Date of survey: 8/9/2018 No

Front door faces: East North South West

Is the property located in a flood zone? Yes **If yes you will need TAR 1414** No

Is flood insurance required? Yes No

Master Planned community (Houston only)? Yes No

Master Planned Community name: _____

Listing Type:	Style of Property:	Construction:	Parcel ID:
<input checked="" type="checkbox"/> Single family	Barn dominium	<input checked="" type="checkbox"/> All sides brick	1001410000011
Multifamily	Colonial	1-3 sides brick	Multi Parcel ID:
Lots & acreage	<input checked="" type="checkbox"/> Contemporary	Frame/brick	
Commercial	Craftsman	trim	Assessor Unit:
Rental	Mediterranean	Metal	Guest quarters
Mid/Hi-Rise Condo	Ranch	Rock/stone	Pool house
Townhouse/Condo	Southwestern	Siding/Type	Other: _____
Property Type:	Spilt level	_____	School District:
Condo	Traditional	Stucco	Pasadena ISD
Commercial	Other: _____	Other: _____	Primary:
Full duplex	Construction Status:	Year Built:	N/A
Farm/Ranch	(new means never lived in)	1971	Elementary:
½ duplex	New construction	(We will use the tax data unless you supply documentation.)	Atkinson
Lot	complete	**If built prior to 1978 you will need to fill out OP-L form	Junior high:
Lots/acreage	New construction	_____	N/A
Manufactured	incomplete	Square footage:	Intermediate:
Mid/Hi rise	Completion date: _____	1719	Beverly Hills
<input checked="" type="checkbox"/> Single detached		_____	High School:
Townhome	<input checked="" type="checkbox"/> Pre-owned	_____	Dobie
Listing Type:	Builder Name: _____	**We will use the tax data unless you supply the appraisal to us.	Senior High:
<input checked="" type="checkbox"/> For sale	unknown	_____	N/A
For lease			

EXCLUSIONS: We can list exclusions on the MLS, however, to ensure they are excluded from the sale, **they must be listed on the contract in sec 2. D.** Examples of real property: installed items, Ring doorbell, Nest thermostat, drapes & rods, TV or speaker mounts, Media equipment, Pool equipment, mirrors mounted over sinks, light fixtures, etc....Examples of personal property: TV's, -fridge (freestanding) washer, dryer... If you are unsure call 800-433-5206.
DO NOT LIST PERSONAL ITEMS HERE.


# Bedrooms:		4		# Full Baths:		2		# Half baths:		0		
# Stories:		1		# Living areas:		1		#Eating areas:		1		
Room name	Dimensions			level	Special features:							
Living Room 1	23	X	17	1	Built-in cabinets							
Living Room 2		X			Built-in cabinets							
Living Room 3		X			Built-in cabinets							
Study/office		X			Built-in cabinets							
Kitchen	14	X	8		x Breakfast bar		Pantry					
					Built-in cabinets		Walk-in pantry					
					Butler's pantry		Solid surface/non-natural type					
					Island		Tile countertops					
					x Natural stone/granite type							
Breakfast	8	X	9		Other:							
Dinning		X			Built-in cabinets				Formal			
					Kitchen/dining				Living/dining			
Utility room	9	X	5		Built-in cabinets		Room for freezer					
					Dryer electric		Pantry					
					x Dryer gas		Sink					
					Laundry chute		In garage					
					Linen closet		x Washer hookup					
Master bedroom	14	X	13	1	Custom closet system		Jetted tub					
					Dual sinks		Shower body sprays					
					Fireplace		Sitting area					
					Garden tub		x Walk-in closet/s					
Bedroom 2	12	X	11	1	Custom closet		Walk-in closet					
Bedroom 3	12	X	11	1	Custom closet		Walk-in closet					
Bedroom 4	12	X	10		Custom closet		Walk-in closet					
Bedroom 5		X			Custom closet		Walk-in closet					
Full bath 1	8	X	5		Dual sinks		Jack & Jill					
					x Natural stone/granite		Separate vanities					
Full bath 2	9	X	6		Dual sinks		Jack & Jill					
					x Natural stone/granite		Separate vanities					
Full bath 3		X			Dual sinks		Jack & Jill					
					Natural stone/granite		Separate vanities					
Half bath		X										
Game room		X										
Media room		X										
Sun room		X										
		X										

<p>Interior features: (check only conveying items)</p> <ul style="list-style-type: none"> Bay windows Built-in wine cooler Cable TV Central vac Decorative lighting Flat screen wiring High speed internet Loft Multiple staircase Plant. Shutters Skylight/s Sound sys wiring Vaulted ceilings Water softener <input checked="" type="checkbox"/> Window coverings <p>Smart Home Features:</p> <ul style="list-style-type: none"> Yes <input checked="" type="checkbox"/> No <p>Alarm system:</p> <ul style="list-style-type: none"> Yes <input checked="" type="checkbox"/> No <p>Type:</p> <ul style="list-style-type: none"> Burglar Carbon monoxide dect. Ext security lights Fire/smoke Leased Monitored Owned Pre-wired <input checked="" type="checkbox"/> Smoke dector Wireless <p>Roof:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Composition Metal Tile Slate Other: <u>shingles</u> 	<p>Cooktop gas Dishwasher Disposal Double oven Oven elect Oven gas Plumed for gas Range elect Range gas Refrigerator H2-O line to frig</p> <p>Pool in backyard:</p> <ul style="list-style-type: none"> Yes No <p>Pool features:</p> <ul style="list-style-type: none"> Above ground Attached spa Cleaning syst Custom cover Diving Heated Fiberglass Gunite Vinyl Indoor Play pool Saltwater Sep spa/hot tub Water feature <p>Handicap:</p> <ul style="list-style-type: none"> Yes No Handrails Meets ADA require Ramp Wheelchair access Wide doorways <p>Flooring:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Ceramic tile Concrete Laminate Marble Slate Stone Vinyl Wood 	<p># Carport spaces: <u>0</u></p> <hr/> <p># Garage spaces: <u>2</u></p> <hr/> <p>Garage length: <u>20</u></p> <hr/> <p>Garage Width: <u>18</u></p> <hr/> <p>Total Covered Parking: <u>2</u></p> <hr/> <p># Fireplace: <u>1</u></p> <ul style="list-style-type: none"> Blower fan Brick Decorative Electric Freestanding Gas logs Gas starter See through Stone <input checked="" type="checkbox"/> Wood burning Room location: <u>livingroom</u> <p>Foundation:</p> <ul style="list-style-type: none"> Basement Pier & Beam Piered beam slab <input checked="" type="checkbox"/> Slab <p>View:</p> <ul style="list-style-type: none"> City Creek/stream Fields Golf course Greenbelt Hill country Lake/river No view Pond Woods Other: <hr/> <p>Water:</p> <ul style="list-style-type: none"> Waterfront Water access Boat lift Common dock Private dock Public ramp Other: 	<p>Body of Water name: _____</p> <p>Distance to: _____</p> <p>Parking Features:</p> <ul style="list-style-type: none"> Assigned spaces <input checked="" type="checkbox"/> Attached Circle drive Common garage Covered Detached Front <input checked="" type="checkbox"/> Garage Garage conversion Door opener Gold cart garage Sink in garage None Oversized Porte-Cochere Rear Side Tandem style Uncovered Workbench <p>Common Features:</p> <ul style="list-style-type: none"> Boat ramp Campground Club house Comm. Sprinkler sys Common Elevator Community Dock Community Pool Gated entrance Golf course private: Name: _____ Golf course public Greenbelt Horse facilities Jogging/bike path Laundry Marina Other: _____
<p>Kitchen Equipment:</p> <ul style="list-style-type: none"> Built-in compactor Built-in icemaker Built-in microwave Built-in refrigerator Convection oven Cooktop elect 			<p>Special Notes:</p> <ul style="list-style-type: none"> Age-restricted Deed restrictions Flood plain Owner is licensed agent <input checked="" type="checkbox"/> Survey available Verify flood insure

<p>Acres: _____</p> <p>Lot dimensions: _____</p> <p>Lot Size: <input checked="" type="checkbox"/> Less than .5 acre <input type="checkbox"/> .5 to .99 acre <input type="checkbox"/> 1 to 2.99 acre <input type="checkbox"/> 3 to 4.99 acre <input type="checkbox"/> 5 to 9.99 acre <input type="checkbox"/> 10 to 49.99 acre <input type="checkbox"/> 50 to 100 acres <input type="checkbox"/> Condo/townhome <input type="checkbox"/> Zero lot</p> <p>Waterfront: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Waterfront features: <input type="checkbox"/> Boat dock w lift <input type="checkbox"/> Boat dock w slip <input type="checkbox"/> Canal <input type="checkbox"/> Creek <input type="checkbox"/> Lake front <input type="checkbox"/> River front</p> <p>Street/ Utilities: <input type="checkbox"/> Alley <input checked="" type="checkbox"/> Asphalt <input checked="" type="checkbox"/> City sewer <input checked="" type="checkbox"/> City water <input type="checkbox"/> Co-op water <input type="checkbox"/> Com. Mailbox <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Curbs <input type="checkbox"/> Dirt road <input type="checkbox"/> Gravel road <input type="checkbox"/> MUD <input type="checkbox"/> No city services <input type="checkbox"/> No water <input type="checkbox"/> No sewer <input type="checkbox"/> Private road <input type="checkbox"/> Private sewer <input type="checkbox"/> Private water <input type="checkbox"/> Septic <input type="checkbox"/> Sidewalk <input type="checkbox"/> Well</p> <p>**If septic you will need to fill out TAR-1407</p>	<p>Lot Description: <input type="checkbox"/> Acreage <input type="checkbox"/> Corner <input type="checkbox"/> Cul-de-sac <input type="checkbox"/> Golf course <input type="checkbox"/> Greenbelt <input type="checkbox"/> Heavily treed <input type="checkbox"/> Horses allowed <input type="checkbox"/> Interior lot <input type="checkbox"/> Landscaped <input type="checkbox"/> Lg backyard grass <input type="checkbox"/> No backyard grass <input type="checkbox"/> Park view <input type="checkbox"/> Pasture <input type="checkbox"/> Some trees <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Undivided</p> <p>Type of Fence: <input type="checkbox"/> Auto gate <input type="checkbox"/> Barbed wire <input type="checkbox"/> Brick <input type="checkbox"/> Chain link <input type="checkbox"/> Cross fenced <input type="checkbox"/> Dog run <input type="checkbox"/> Iron <input type="checkbox"/> None <input type="checkbox"/> Partial fence <input type="checkbox"/> Pipe <input type="checkbox"/> Rail <input type="checkbox"/> Rock/stone <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood</p> <p>Heating/Cooling: <input type="checkbox"/> 2+ water heater <input checked="" type="checkbox"/> 1 Central air-elect <input type="checkbox"/> 2 Central air-elect <input type="checkbox"/> 3+Central air-elect <input type="checkbox"/> Central heat-gas <input checked="" type="checkbox"/> Central heat-elect <input type="checkbox"/> Heat Pump <input type="checkbox"/> No Air <input type="checkbox"/> No Heat <input type="checkbox"/> Propane <input type="checkbox"/> Solar <input type="checkbox"/> Space heater <input type="checkbox"/> Window unit <input type="checkbox"/> Zoned</p>	<p>Exterior Features: <input type="checkbox"/> Arena <input type="checkbox"/> Balcony <input type="checkbox"/> Covered deck <input type="checkbox"/> Covered porch <input checked="" type="checkbox"/> Gazebo/ pergola <input type="checkbox"/> Greenhouse <input type="checkbox"/> Guest quarters <input type="checkbox"/> Gutters <input type="checkbox"/> Horses allowed <input type="checkbox"/> Outdoor kitchen <input type="checkbox"/> Lighting system <input type="checkbox"/> Outdoor fireplace/pit <input type="checkbox"/> Patio covered <input type="checkbox"/> Patio open <input type="checkbox"/> RV/Boat parking <input type="checkbox"/> Satellite dish <input type="checkbox"/> Sport court <input type="checkbox"/> Sprinkler system <input type="checkbox"/> Stable/barn <input type="checkbox"/> Storage building <input type="checkbox"/> Storm cellar <input type="checkbox"/> Tennis courts <input type="checkbox"/> Workshop <input type="checkbox"/> Workshop w/electric</p> <p>Other Utilities: <input type="checkbox"/> Butane gas <input type="checkbox"/> City electric <input type="checkbox"/> Co-op electric <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Electric Avail. off site <input type="checkbox"/> Electric Avail on site <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> No water <input type="checkbox"/> No sewer <input type="checkbox"/> Propane/Butane-lse <input type="checkbox"/> Propane/Butane-own <input type="checkbox"/> Rural Water District <input type="checkbox"/> Septic System Required</p>	<p>MUD: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>**If yes you will need to fill out MUD form.</p> <p>Energy Efficiency: <input type="checkbox"/> 13-15 Seer AC <input type="checkbox"/> 16+ Seer AC <input type="checkbox"/> Attic fan <input checked="" type="checkbox"/> Ceiling fans <input type="checkbox"/> Double pane windows <input type="checkbox"/> Elect water heater <input type="checkbox"/> Energy Star appl <input type="checkbox"/> Foam insulation <input checked="" type="checkbox"/> Gas water heater <input type="checkbox"/> Insulated doors <input type="checkbox"/> Low E windows <input checked="" type="checkbox"/> Programable Thermostat <input type="checkbox"/> Radiant barrier <input type="checkbox"/> Solar screens <input type="checkbox"/> Storm doors <input type="checkbox"/> Storm windows <input type="checkbox"/> Tankless water heater <input type="checkbox"/> Thermo windows <input type="checkbox"/> Tinted windows <input type="checkbox"/> Variable speed HVAC <input type="checkbox"/> Ventilator</p> <p>Restrictions: <input type="checkbox"/> Agricultural <input type="checkbox"/> Animals <input type="checkbox"/> Architectural <input type="checkbox"/> Building <input type="checkbox"/> Deed <input type="checkbox"/> Development <input type="checkbox"/> Easements <input type="checkbox"/> Mobile home only <input type="checkbox"/> No divide <input type="checkbox"/> No known restrictions <input type="checkbox"/> No livestock <input type="checkbox"/> No mobile home <input type="checkbox"/> No restrictions <input type="checkbox"/> Unknown encumbrances</p>
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<p>Proposed financing: Cash Conventional FHA VA Owner carry first Owner carry second</p> <p>HOA: Mandatory <input checked="" type="checkbox"/> None Voluntary</p> <p>HOA Billing Frequency: Annual Monthly Quarterly Semi-annual</p> <p>HOA Dues Amount: <u>N/A</u></p> <p>Transfer fee: <u>N/A</u></p> <p>Other fees: <u>N/A</u></p> <p>HOA Management Company: N/A</p> <p>HOA Phone Number: N/A</p> <p>HOA Includes: All utilities Backyard maintenance Blanket insurance Electric Exterior maintenance Front yard maintenance Full use of facilities Gas Maint. common areas Management fees None Partial use of facilities Reserves Security Sprinkler system Trash Water/sewer</p> <p><small>**San Antonio-if you home is in a mandatory HOA include profile sheet.</small></p>	<p>This section for lease: (only fill out for lease listings) Smoking allowed Pets allowed Approval required Repair deductible</p> <p>Length of lease: _____</p> <p># days guest allowed: _____</p> <p>Repair Deductible \$ _____</p> <p>Security Deposit \$ _____</p> <p>Pet Deposit \$ _____</p> <p>Monthly Pet rent \$ _____</p> <p>Application fee \$ _____</p> <p>Date available: _____</p> <p>Other requirements: _____ _____ _____</p>	<p>For multi-family: (more than one unit)</p> <p>Unit 2 # Bedrooms: _____ # Bathrooms: _____ Living room dimensions: _____ Kitchen dimensions: _____ Master dimensions: _____ Bedroom dimensions: _____ Bedroom dimensions: _____</p> <p>Unit 3 # Bedrooms: _____ # Bathrooms: _____ Living room dimensions: _____ Kitchen dimensions: _____ Master dimensions: _____ Bedroom dimensions: _____ Bedroom dimensions: _____</p> <p>Unit 4 # Bedrooms: _____ # Bathrooms: _____ Living room dimensions: _____ Kitchen dimensions: _____ Master dimensions: _____ Bedroom dimensions: _____ Bedroom dimensions: _____</p>	<p>For Lot/acreage: Present use: Agriculture Cattle Commercial Dairy Equine Exotics Grazing Hunting/fishing Mobile home Other: _____</p> <p>Residential multi-family Residential single-family</p> <p>Zoning: _____</p> <p>Land leased: Yes No</p> <p>Road frontage: _____</p> <p>Feet to road: _____</p> <p>Will subdivide: Yes No</p> <p>AG Exemption: Yes No</p> <p># Lots: _____ # Lots sold separate: _____ # Lots sold package: _____</p> <p>Crops/grasses: _____</p> <p>Development: _____</p> <p>Topography: _____</p>
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This information was furnished by the seller and /or other sources and is not guaranteed by the broker or MLS. Seller warrants this information to be correct to the best of their ability.

Signature  _____ 8/13/2022

Signature _____



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 11443 Kirkmeadow Dr. Houston, TX 77089

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? N/A (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	x		
Carbon Monoxide Det.			x
Ceiling Fans	x		
Cooktop		x	
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.	x		
French Drain			x
Gas Fixtures		x	
Natural Gas Lines			x

Item	Y	N	U
Liquid Propane Gas:		x	
-LP Community (Captive)		x	
-LP on Property		x	
Hot Tub		x	
Intercom System		x	
Microwave	x		
Outdoor Grill		x	
Patio/Decking		x	
Plumbing System	x		
Pool		x	
Pool Equipment		x	
Pool Maint. Accessories		x	
Pool Heater		x	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			x
Rain Gutters		x	
Range/Stove	x		
Roof/Attic Vents			x
Sauna		x	
Smoke Detector	x		
Smoke Detector – Hearing Impaired		x	
Spa		x	
Trash Compactor		x	
TV Antenna			x
Washer/Dryer Hookup	x		
Window Screens			x
Public Sewer System			x

Item	Y	N	U	Additional Information
Central A/C	x			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers	x			number of units: _____
Wall/Window AC Units		x		number of units: _____
Attic Fan(s)			x	if yes, describe: _____
Central Heat	x			<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat		x		if yes describe: _____
Oven	x			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	x			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		x		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	x			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	x			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls			x	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	x			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: NA number of units: <u>1</u>
Water Softener		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)			x	if yes, describe: _____

Underground Lawn Sprinkler		x		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility			x	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: shingles Age: 4 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		x	Floors		x	Sidewalks		x
Ceilings		x	Foundation / Slab(s)		x	Walls / Fences		x
Doors		x	Interior Walls		x	Windows		x
Driveways	x		Lighting Fixtures		x	Other Structural Components		x
Electrical Systems		x	Plumbing Systems		x			x
Exterior Walls		x	Roof		x			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): driveway has cracks

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		x	Radon Gas		x
Asbestos Components		x	Settling		x
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		x	Soil Movement		x
Endangered Species/Habitat on Property		x	Subsurface Structure or Pits		x
Fault Lines		x	Underground Storage Tanks		x
Hazardous or Toxic Waste		x	Unplatted Easements		x
Improper Drainage		x	Unrecorded Easements		x
Intermittent or Weather Springs		x	Urea-formaldehyde Insulation		x
Landfill		x	Water Damage Not Due to a Flood Event		x
Lead-Based Paint or Lead-Based Pt. Hazards		x	Wetlands on Property		x
Encroachments onto the Property		x	Wood Rot		x
Improvements encroaching on others' property		x	Active infestation of termites or other wood destroying insects (WDI)		x
Located in Historic District		x	Previous treatment for termites or WDI		x
Historic Property Designation		x	Previous termite or WDI damage repaired		x
Previous Foundation Repairs		x	Previous Fires		x
Previous Roof Repairs		x	Termite or WDI damage needing repair		x
Previous Other Structural Repairs		x	Single Blockable Main Drain in Pool/Hot Tub/Spa*		x
Previous Use of Premises for Manufacture of Methamphetamine		x			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage (if yes, attach TXR 1414).
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway (if yes, attach TXR 1414).
- 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 as necessary): _____

Even though this home is not in a flood zone and has never been flooded, we have flood insurance as a precaution.

*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 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.

Section 6. 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).

Section 7. 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): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
 Any unpaid fees or assessment for the Property? yes (\$ _____) no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? yes no If yes, describe: _____
 NA
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- 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.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no yes. If 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DocuSigned by: Carlos Pagan 8/13/2022
Signature of Seller _____ Date _____

Signature of Seller _____ Date _____

Printed Name: Carlos Pagan _____

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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 or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric: <u>TXU Energy</u>	phone #: <u>800-818-6132</u>
Sewer: <u>City of Houston</u>	phone #: <u>713-371-1400</u>
Water: <u>City of Houston</u>	phone #: <u>713-371-1400</u>
Cable: _____	phone #: _____
Trash: <u>City of Houston</u>	phone #: <u>713-371-1400</u>
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date

Printed Name:

Printed Name: DS



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

11443 Kirkmeadow Dr. Houston, TX 77089

CONCERNING THE PROPERTY AT _____ (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
- 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____
Seller Carlos Pagan 8/13/2022
Other Broker _____ Date _____
Listing Broker Jack McLemore

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 suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)