

Please submit your offer by emailing it to sara@comehometocypress.com. To help expedite presentation please text a notification of offer to 832-282-3112. We appreciate your interest in our Listing and look forward to doing business with you and your client.

#### Page 9 Information

### 599962 **GORDON FORD PROPERTIES** Listing Broker Firm License No. represents Seller and Buyer as an intermediary X Seller only as Seller's agent 380331 SARA GORDON Listing Associate's Name License No. 380331 SARA GORDON Licensed Supervisor of Listing Associate License No. 18729 CYPRESS CHURCH RD (281)374-8485 Listing Broker's Office Address Fax **CYPRESS** 77433 Zip sara@comehometocypress.com (832)282-3112 Listing Associate's Email Address Phone Selling Associate's Name License No. Licensed Supervisor of Selling Associate License No. Selling Associate's Office Address Fax City State Zip Selling Associate's Email Address Phone

# **Contract Information**

- Complete Contract with all applicable Addenda. If there are no exclusions write "None" on the blank.
- Pre-approval Letter AND/OR Proof of Funds
- 3. Third Party Financing Addendum if offer is not cash
- 4. Signed/Dated Seller's Disclosure and HOA Addendum
- 5. Non-Realty Addendum and MUD District Notice, if applicable
- 6. Any other addenda applicable to the transaction including but not limited to the Lead-Based Paint Addendum, Contingency Addendum, Short Sale Addendum, etc.
- 7. Any documents noted on Paragraph 22 under "other" on Page 7 of the Contract must be included with the offer.
- 8. Preferred title companies:
  - Stewart Title 25250 Northwest Fwy #140, Cypress, TX 77429 (Sharon Bristow closer)

Courtesy close will be provided closer to property if needed.

In the event listing agent is used to show the property without prior notification and approval, the commission will be 2% to selling agent.



# Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district structure on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as this date, is \$1.06 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental en approved by the voters and which have been or may, at this date, be issued in \$268,320,000.00 , and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes \$25,765,000.00	levy ct is s of s or ntity, unts
2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities services available but not connected and which does not have a house, building, or other improvement located thereon and does not substant utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this d the most recent amount of the standby fee is \$n/a  An unpaid standby fee is a personal obligation of the person that owned property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount of unpaid standby fees on a tract of property in the district.	ially late, the
3) Mark an "X" in one of the following three spaces and then complete as instructed.	
X Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).	
Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).	and
Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or	the
Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.	
A) The district is located in whole or in part within the corporate boundaries of the City of <a href="Cypress">Cypress</a> . The taxpayers the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.	the district is of tax, as of any bonds or mental entity, cipal amounts erty taxes is a facilities and a substantially of this date, at owned the grade amount, at owned the grade amount, at a district is aw, a district en a district is aw, a district en a district is aw, and these sec 10  Date  Output  Date  Output  Date  Date  Date  Date  Date  Sincluded as trict does not
B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of By law, a dislocated in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district annexed, the district is dissolved.	
4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and the utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: Lot 7 Block 3 Sec 10	
Towné Lake AKA 19206 S Frio River Circle	<u> </u>
Signature of Seller Date Signature of Seller Date	
Maurice W Murphy Carol A. Murphy	
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. TO DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YE EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT TO DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.	AR,
The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the property described in such notice or at closing of purchase of the real property.	real
Signature of Purchaser Date Signature of Purchaser Date	<u>е</u>
NOTE: Correct district name, tax rate, bond amounts. and legal description are to be placed in the appropriate space. Except for notices included an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet let taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval of the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required.	not vied rom

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correct calendar year in the appropriate space.

to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 2018" " for the words "this date" and place the



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

08-18-2014

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

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

	19206 S Frio River Cir		Cypress	
	·	eet Address and City)		
		MC 281-213-4132 Association, (Association) and Phone Number	-)	
Α.	subdivision information: "Subdivision Into the subdivision and bylaws and rules of the A Section 207.003 of the Texas Property Code. (Check only one box):  1. Within days after the effective control of the A Section 207.003 of the Texas Property Code.	formation" means: (i) a current of ssociation, and (ii) a resale certificate date of the contract, Seller shall	opy of the restrictions applying ate, all of which are described by obtain, pay for, and deliver the	
	Subdivision Information to the Buyer. I the contract within 3 days after Buyer occurs first, and the earnest money wi Information, Buyer, as Buyer's sole remearnest money will be refunded to Buye	receives the Subdivision Information  Il be refunded to Buyer. If Buyer of edy, may terminate the contract at	on or prior to closing, whicheve loes not receive the Subdivision	
		ive date of the contract, Buyer shathe Seller. If Buyer obtains the Solhe contract within 3 days after er occurs first, and the earnest montrol, is not able to obtain the Subdimedy, terminate the contract within	ubdivision Information within the Buyer receives the Subdivision ney will be refunded to Buyer. I ivision Information within the time 3 days after the time required o	
	3. Buyer has received and approved the Solution does not require an updated resale of Buyer's expense, shall deliver it to Buyer's expense, shall deliver it to Buyer tificate from Buyer. Buyer may terming Seller fails to deliver the updated resale	Subdivision Information before sign certificate. If Buyer requires an upo yer within 10 days after receiving nate this contract and the earnest manager certificate within the time required.	ing the contract. Buyer  does lated resale certificate, Seller, a payment for the updated resale	
	X 4. Buyer does not require delivery of the S			
	The title company or its agent is authorize			
	Information ONLY upon receipt of the re- obligated to pay.	quired tee for the Subdivision	information from the party	
В.		of any material changes in the Su	hdivision Information, Seller sha	
<b>-</b> .	<b>MATERIAL CHANGES.</b> If Seller becomes aware of any material changes in the Subdivision Information, Seller sha 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: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charge associated with the transfer of the Property not to exceed \$ Buyer pays all and Seller shall pay any excess.			
D.	<b>DEPOSITS FOR RESERVES:</b> Buyer shall pay a			
E.				
NO	TICE TO BUYER REGARDING REPAIRS B		ssociation may have the sole	
Pro	sponsibility to make certain repairs to the Prope operty which the Association is required to repair,			
Ass	sociation will make the desired repairs.	DocuSigned by:		
		Maurice Murphy	9/22/2022	
Зu	yer	Selle⊪Maurice W Murph	у	
		DocuSigned by:	9/22/2022	
<u> </u>	yer	- Carol A. Murphy	5,, -522	
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(TXR-1922) 08-18-2014 TREC NO. 36-8