



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

Contract Information

GORDON FORD PROPERTIES	599962
Listing Broker Firm	License No.
represents	<input type="checkbox"/> Seller and Buyer as an intermediary
	<input checked="" type="checkbox"/> Seller only as Seller's agent
SARA GORDON	380331
Listing Associate's Name	License No.
SARA GORDON	380331
Licensed Supervisor of Listing Associate	License No.
18729 CYPRESS CHURCH RD	(281)374-8485
Listing Broker's Office Address	Fax
CYPRESS	TX 77433
City	State 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

1. Complete Contract with all applicable Addenda. If there are no exclusions write "None" on the blank.
2. 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:
 - a. Stewart Title 25250 Northwest Fwy #140, Cypress, TX 77429 (Sharon Bristow closer)

Courtesy close will be provided closer to property if needed.
9. In the event listing agent is used to show the property without prior notification and approval, the commission will be 2% to selling agent.



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

(Street Address and City)

CCMC 281-213-4132

(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: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges associated with the transfer of the Property not to exceed \$ Buyer pays all and Seller shall pay any excess.

D. DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association.

E. 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

DocuSigned by:
Maurice W. Murphy 9/22/2022
7C36C...
Seller: **Maurice W Murphy**

Buyer

DocuSigned by:
Carol A. Murphy 9/22/2022
F818...
Seller: **Carol A. Murphy**

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. 36-8. This form replaces TREC No. 36-7.