

Other Broker

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

AS REQUIRED BY FEDERAL LAW			
CONCERNING THE PROPERTY AT _5139 Lymbar DR	Houston		
	(Street Address and City)		
based paint that may place young children at risk of de may produce permanent neurological damage, inclu behavioral problems, and impaired memory. Lead poisc seller of any interest in residential real property is requal based paint hazards from risk assessments or inspection known lead-based paint hazards. A risk assessment or prior to purchase."	r of any interest in residential real property on which a nat such property may present exposure to lead from lead-eveloping lead poisoning. Lead poisoning in young children ding learning disabilities, reduced intelligence quotient, oning also poses a particular risk to pregnant women. The quired to provide the buyer with any information on lead-ons in the seller's possession and notify the buyer of any inspection for possible lead-paint hazards is recommended		
NOTICE: Inspector must be properly certified as B. SELLER'S DISCLOSURE:			
1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED (a) Known lead-based paint and/or lead-based paint	it nazards are present in the Property (explain):		
Pante nazaras in the Property	ck one box only): allable records and reports pertaining to lead-based paint (list documents):		
(b) Seller has no reports or records pertaining to	lead-based paint and/or lead-based paint hazards in the		
C. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk ass lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this contracted by Buyer. If lead-based paint or lead-based contract by giving Seller written notice within 14 days money will be refunded to Buyer.	sessment or inspection of the Property for the presence of ract, Buyer may have the Property inspected by inspectors sed paint hazards are present, Buyer may terminate this ys after the effective date of this contract, and the earnest		
D. BUYER'S ACKNOWLEDGMENT (check applicable boxes 1. Buyer has received copies of all information listed at	s):		
E. BROKERS' ACKNOWLEDGMENT: Brokers have inform (a) provide Buyer with the federally approved pampaddendum; (c) disclose any known lead-based paint and/records and reports to Buyer pertaining to lead-based provide Buyer a period of up to 10 days to have the Proaddendum for at least 3 years following the sale. Brokers	y from Lead in Your Home. ned Seller of Seller's obligations under 42 U.S.C. 4852d to: oblet on lead poisoning prevention; (b) complete this for lead-based paint hazards in the Property; (d) deliver all aint and/or lead-based paint hazards in the Property; (e) operty inspected; and (f) retain a completed copy of this		
addendum for at least 3 years following the sale. Brokers F. CERTIFICATION OF ACCURACY: The following person best of their knowledge, that the information they have property of the property	as have reviewed the information of the responsibility to ensure compliance.		
Buyer Date	Sollars 12/10/23		
Date	Seller Randall L. Evans Date		
Buyer Date	Seller Trudy Devans Date		

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)

Date

Listing Broker

Trudy Evans





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

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.

Global Investment Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0435128 License No.	treasurehunter63@yahoo.com Email	713-240-6822 Phone
Rigoberto Juarez Designated Broker of Firm	0435128 License No.	treasurehunter63@yahoo.com	713-240-6822 Phone
Rigoberto Juarez Licensed Supervisor of Sales Agent/ Associate	0435128 License No.	treasurehunter63@yahoo.com Email	713-240-6822 Phone
Trudy Evans Sales Agent/Associate's Name Buyer/Tena	766313 License No. REOD ant/Seller/Landlo	trudyevans815@yahoo.com Email 12.10.23 rd Initials Date	281-635-5159 Phone