



### NOTICE OF INFORMATION FROM OTHER SOURCES

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To: \_\_\_\_\_

From: **Weichert Realtors-The Murray Group** (Broker)

Property Address: **16123 Lone Star Ranch Dr, Conroe, TX 77302**

Date: **January 3, 2024**

(1) Broker obtained the attached information, identified as **MLS data, tax data, building sq ft, lot size, school information, room measurements are approximate. Flood zone determination.**  
from **Houston Association of Realtors web site, Realist, county property tax records, school district web site. Flood zone info from Houston Association of Realtors web site.**

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: \_\_\_\_\_

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

**Weichert Realtors-The Murray Group**

Broker

DocuSigned by:  
*Cynthia Olivier*   
By: \_\_\_\_\_  
**Cynthia Olivier**

Receipt of this notice is acknowledged by:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

(This notice is to be furnished to a prospective buyer/tenant at such time as broker begins assisting buyer/tenant to locate a property.)

## BROKER NOTICE TO BUYER/TENANT

As a prospective buyer/tenant, you should know that the listing and cooperating ("selling") brokers and any broker representing you as a buyer's/tenant's broker, possess no special skills, knowledge or expertise concerning the physical or environmental condition of the property or properties introduced to you nor do they represent themselves to be such experts, and, therefore, make no representations, warranties or guaranties regarding the physical or environmental condition of any such property.

### Environmental Hazards/Inspection

As the result of concerns regarding environmental hazards (including, but not limited to, asbestos, lead-based paint, mold, urea formaldehyde insulation, radon gas, PCB transformers, underground storage tanks, electromagnetic fields, hazardous or toxic waste and materials, ammonium compounds, solvents, pesticides, acids, DDT, and any other substance on or about the property or forming a component part of the improvements which has heretofore or may in the future be determined to contain toxic or hazardous materials or undesirable substance injurious to the health of occupants of a property), it is recommended that you retain the services of a qualified expert of your choice to inspect and test for the presence of environmental hazards on or about the property as part of the contract between seller and buyer in a sale transaction or a lease between landlord and tenant, if desired. Buyer/Tenant shall be solely responsible for retaining the services of such expert, if any.

### Physical Condition/Inspection

You are advised that you should thoroughly inspect the property and have the physical condition of the property inspected by persons of your choice who are licensed as inspectors by the Texas Real Estate Commission or otherwise permitted by law to perform inspections and take whatever other action you deem necessary or appropriate as part of the contract between seller and buyer in a sale transaction or a lease between landlord and tenant. If you request broker to furnish a list of inspectors and/or repairmen, broker is not making any representations or warranties as to the capabilities or workmanship of such persons. You are advised to accompany the inspectors during their inspection of the property and to ask any questions you may have regarding the property. You are advised to walk through and visibly inspect the property immediately prior to the closing in a sale transaction or occupancy in a lease transaction. In the event the condition of the property is not then in accordance with the contract/lease, you should immediately inform the below-named Broker.

### MLS/CIE Information

Information contained in the Multiple Listing Service (MLS), or Commercial Information Exchange (CIE) of Houston Realtors Information Service, Inc. ("HRIS"), a subsidiary of Houston Association of REALTORS®, Inc., is furnished by (1) MLS, and CIE participants who acquire the information from sources such as owners of listed properties, appraisers, and builders, and (2) county appraisal districts and tax services. The information is disseminated to MLS and CIE participants for their exclusive use and display to their clients and customers. Certain information in MLS and CIE such as square footage, assessed value, taxes, and year built is obtained from either the county appraisal district, an appraiser or builder. Neither the listing Broker, Broker displaying the information to you, HRIS, MLS, nor CIE represents or verifies the accuracy of the information. You should not rely upon any information contained in MLS and CIE and you should independently verify such information. You are further advised that MLS rules require the listing Broker of a sold/leased property to submit all information the MLS requires for participation, including the sales price/rent of a property purchased/leased by you.

Selling Broker or buyer's/tenant's broker, if any, shall furnish Listing Broker with a signed copy of this notice at the time the contract/lease is submitted.

I certify that I have provided the prospective Buyer/Tenant named herein with a copy of this "Broker Notice to Buyer/Tenant."

I have received, read and understand the information in this "Broker Notice to Buyer/Tenant."

January 3, 2024

Date  
Cynthia Olivier

Buyer/Tenant Name

DocuSigned by:  
Broker/Sales Agent Name  
Cynthia Olivier

Signature

Signature  
Weichert Realtors-The Murray Group

Buyer/Tenant Name

Company  
9303 New Trails Dr, Ste 165

Signature

The woodlands, TX 77301

Address

Address  
281-210-8302

Phone

Phone

HAR 410 1/03



# TEXAS DEPARTMENT OF LICENSING & REGULATION

## Help! I have mold (What is it?)

Mold is a type of fungus that is present everywhere in our natural environment. Mold spores, which are tiny microscopic 'seeds,' can be found anywhere, including inside homes, and are a part of the general dust found in homes. These spores can begin to grow on building materials and furnishings if they get wet or stay moist. If visible mold is allowed to grow unchecked, it will eventually damage what it is growing on, which may include both the building and personal belongings.

The key to preventing mold growth is preventing moisture problems by finding and stopping the source of moisture such as a plumbing or roof problem and then quickly fixing and drying any water leaks or spills that might occur. Common moisture problems include pipe leaks, roof leaks, floodwaters, sewage back-ups and over-flowing toilets/sinks/bathtubs.

Tenants should promptly notify their landlord when they find a moisture problem or mold growth. Any conversations should be followed up with a letter to the landlord to avoid misunderstandings. Sending such a letter by certified mail, return receipt requested, provides the best proof that it has been received. Keep a copy of the letter for future reference.

## What can TDLR do?

TDLR regulates professionals who provide mold assessment and remediation services in Texas to ensure that the public has access to mold assessors and remediators who are properly trained and licensed. TDLR does not have regulatory authority to require inspection or testing for moisture or mold in homes, apartments or other buildings and cannot require a landlord or someone else to clean or remove mold.



## MOLD REMEDIATION CONSUMER PROTECTION

For more information, please contact the TDLR Office of Strategic Communication: [media.inquiries@tdlr.texas.gov](mailto:media.inquiries@tdlr.texas.gov)

TXR 2507

## Is mold testing necessary?

Generally, it's not necessary to identify the species of mold growing in a residence, and the Centers for Disease Control (CDC) does not recommend routine sampling for molds. It's more important to find the source of the moisture and eliminate it, otherwise the problem will return. When the moisture is eliminated, the mold will no longer grow and will die.

If you or your landlord choose to pay for testing before remediation work starts, the licensed mold assessment consultant who will do the assessment should establish criteria for interpreting the test results. When mold cleanup is necessary, the licensed mold assessment consultant will develop a protocol that the mold remediation contractor will follow. The protocol will specify the estimated quantities and locations of materials to be remediated, methods to be used and cleanup criteria that must be met.

The results of mold samples taken in your unique situation cannot be interpreted without physical inspection of the contaminated area or without considering the building's characteristics and the factors that led to the present condition.

TDLR recommends that people consult a health care provider if they are concerned about the effects of mold on their health.

## What can I do about the mold?

Tenants and landlords should try to work cooperatively to investigate and correct moisture problems and remove mold growth. If you can see mold or smell a musty odor, carefully inspect the home, paying special attention to hidden areas such as plumbing access areas, crawl spaces, behind mirrors and furniture, attics, closets and cupboards.

Mold growth should be cleaned from non-porous surfaces such as concrete, metal, glass, tile, and solid wood. Mold growth is difficult to clean from absorbent (porous) surfaces such as drywall, carpet, fleecy furnishings and insulation, so these kinds of moldy materials should be removed and discarded.

Merely applying a chemical such as bleach to drywall, without removing the mold source, is not a permanent effective solution. Painting over mold is also not an effective solution.

Personal belongings can be kept if there is no mold growth on them. These items may need a deep cleaning to remove mold particles (spores) that have settled in the fabric.

## Who can do this work?

TDLR licenses people and companies who inspect and test for mold in buildings (mold assessment), and those who clean and remove mold (mold remediation). Be sure to confirm that the professionals you're hiring are licensed by TDLR to perform this service.

In most instances, areas of visible mold less than 25 contiguous square feet in area may be cleaned or removed by people who are not licensed.

- Owners or managers of buildings with fewer than 10 dwelling units do not have to be licensed to perform mold assessment or mold remediation on a residential property. This exemption applies regardless of the total surface area within the residential property that is affected by mold growth.
- The remediation of 25 contiguous square feet or more of visible mold in residential properties with 10 or more units must be conducted by a licensed Mold Remediator. Small areas of mold growth (less than 25 contiguous square feet) can be cleaned/removed by an owner or by maintenance staff.

## My landlord won't do anything about the mold. Who can help me?

Mold issues are typically governed by the lease agreement and treated like other maintenance matters where you would submit a written request to your landlord or property owner. Current Texas law does not require landlords or property owners to inspect for or clean mold.

TDLR cannot advise you on legal issues such as paying rent, requesting to be moved to another unit, breaking your lease, or preventing an eviction. Tenants are encouraged to work with their landlords and property owners to come to mutual agreement about how to deal with a mold situation.

Here are some resources:

- A tenant can try to file a complaint with the local city or county health department. You can find listings of Local Health Departments in Texas at: <http://www.dshs.texas.gov/regions/lhds.shtm>.
- You could contact your City Building Official (Code Compliance). The building official may inspect the unit to determine if it is structurally sound. They may also, in some cases, enforce maintenance provisions of the building code.
- The Texas Office of the Attorney General (OAG) has advice for consumers here: [www.oag.state.tx.us/consumer/tenants.shtml](http://www.oag.state.tx.us/consumer/tenants.shtml).
- For legal assistance, you may wish to contact the State Bar of Texas Lawyer Referral and Information Service: (800) 252-9690.
- Texas Apartment Association, Resources for Renters: <http://www.taa.org/renterinfo>.
- Texas Tenant Advisor: <http://texastenant.org/>
- TDLR consumer mold information sheet: <https://www.tdlr.texas.gov/mld/pdf/CMIS.pdf>

## Links

### MOLD STATUTE AND RULES:

<https://www.tdlr.texas.gov/mld/mld.htm>

### LICENSED TEXAS MOLD ASSESSORS AND REMEDIATORS:

<https://www.tdlr.texas.gov/LicenseSearch/LicenseSearch.asp>

### FILE A COMPLAINT REGARDING MOLD LICEN SEES, OR REPORT UNLICENSED ACTIVITIES:

<https://www.tdlr.texas.gov/complaints/>

### U.S. CENTERS FOR DISEASE CONTROL (CDC) INFORMATION ABOUT MOLDS:

<http://www.cdc.gov/mold/faqs.htm>

## Mold prevention tips

- Use a towel or squeegee to dry off wet surfaces after bathing. Bathtub or showers corners and joints, including tile crevices, are more susceptible to mold growth, so be sure to dry off those surfaces.
- Keep humidity levels as low as you can — no higher than 50% — all day long. An air conditioner or dehumidifier will help you keep the level low.
- Use air conditioner or a dehumidifier during humid months.
- Clean bathroom with mold-killing products.
- Do not carpet bathrooms.
- Quickly clean up and dry any liquids that might get on carpets. (If carpets stay wet, notify the landlord).
- Ensure good air movement in your home: open windows when possible.

Tenant Initials

Tenant Initials

TXR 2507



### ADDENDUM REGARDING RENTAL FLOOD DISCLOSURE

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#### ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 16123 Lone Star Ranch Dr, Conroe, TX 77302

**THIS ADDENDUM IS A DISCLOSURE OF LANDLORDS' KNOWLEDGE AS OF THE DATE SIGNED BY THE LANDLORD. IT IS NOT A WARRANTY OF ANY KIND NOR A PREDICTION OF FUTURE EVENTS BY LANDLORD, LANDLORD'S AGENTS, OR ANY OTHER AGENT.**

**A. 100-YEAR FLOODPLAIN.** Landlord  is or  is not aware that the dwelling you are renting is located in a 100-year floodplain. If neither box is checked, you should assume the dwelling is in a 100-year floodplain. Even if the dwelling is not in a 100-year floodplain, the dwelling may still be susceptible to flooding. The Federal Emergency Management Agency (FEMA) maintains a flood map on its Internet website that is searchable by address, at no cost, to determine if a dwelling is located in a flood hazard area. Most tenant insurance policies do not cover damages or loss incurred in a flood. You should seek insurance coverage that would cover losses caused by a flood.

**B. DAMAGE TO A DWELLING DUE TO FLOODING DURING THE LAST FIVE-YEAR PERIOD.** Landlord  is or  is not aware that the dwelling you are renting has flooded at least once within the last five years. Landlord is aware that garage only has taken in water during heavy

rains. The house has NOT taken in water.  
*\*For purposes of this notice:*

*"100-year floodplain" means any area of land designated as a flood hazard area with a one percent or greater chance of flooding each year by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). A landlord is not required to disclose on the notice that the landlord is aware that a dwelling is located in a 100-year floodplain if the elevation of the dwelling is raised above the 100-year floodplain flood levels in accordance with federal regulations.*

*"Flooding" means a general or temporary condition of partial or complete inundation of a dwelling caused by: (A) the overflow of inland or tidal waters; (B) the unusual and rapid accumulation of runoff or surface waters from any established water source such as a river, stream, or drainage ditch; or (C) excessive rainfall.*

The undersigned Tenant acknowledges receipt of the foregoing notice.

DocuSigned by:  
  
Landlord **Kirk Olivier** 1/3/2024  
Date

Tenant \_\_\_\_\_ Date \_\_\_\_\_

DocuSigned by:  
  
Landlord **Cynthia Olivier** 1/3/2024  
Date

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

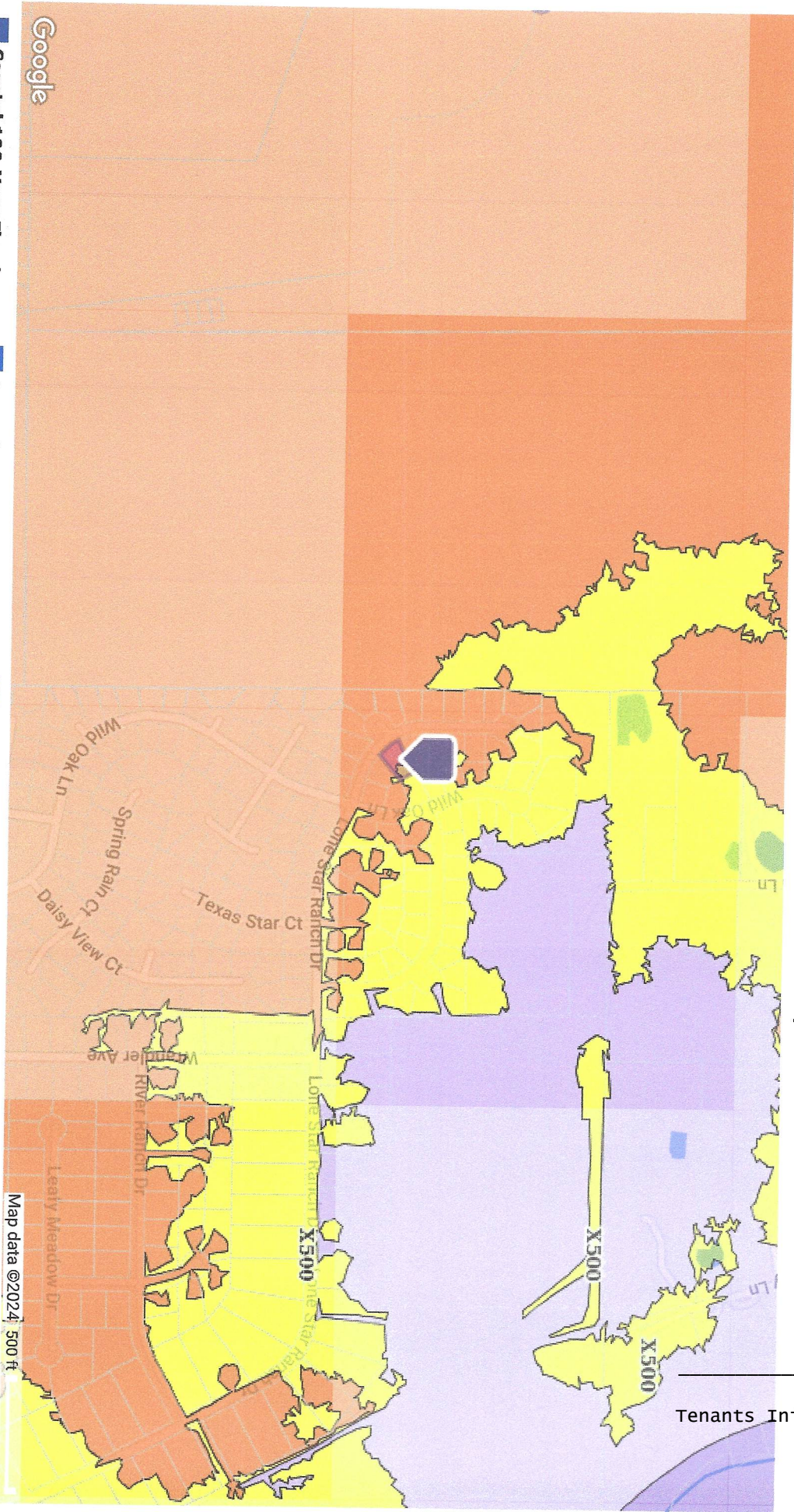
### All Properties 360 Property View

# 16123 Lone Star Ranch Drive, Conroe, Texas, 77302-8302 Montgomery County

#### Flood Map

Flood Zone Code: **X**  
Flood Zone Date: **08/18/2014**  
Flood Zone Panel: **48339C0575G**  
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**

Special Flood Hazard Area (SFHA): **Out**  
Within 250 Feet of Multiple Flood Zone: **Yes (X500,X)**  
Flood Community Name: **MONTGOMERY COUNTY**



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 500-Year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area
- 100-year Floodway
- 100-year Floodplain
- Undetermined

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Tenants Initials    Tenants Initials



### BED BUG ADDENDUM

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**ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 16123 Lone Star Ranch Dr, Conroe, TX 77302**

**A. REPRESENTATIONS:**

- (1) Landlord is not aware of any evidence indicating the presence of bed bugs currently in the Property.
- (2) Tenant has inspected the Property and found no evidence indicating the presence of bed bugs in the Property.
- (3) Tenant represents: *(Check only one box.)*
  - (a) Tenant is not aware of any evidence indicating the presence of bed bugs in Tenant's or any occupant's: (i) current or previous residence(s); or (ii) personal property.
  - (b) Tenant is aware of the following evidence indicating the presence of bed bugs in Tenant's or any occupant's: (i) current or previous residence(s); or (ii) personal property: \_\_\_\_\_

Tenant further represents that Tenant's and any occupant's personal property has been treated by a licensed pest control operator and that such personal property is free from bed bugs.

**B. NOTICE:** Tenant must immediately notify Landlord, in writing, if:


- (1) Tenant becomes aware or discovers evidence of the presence of bed bugs in the Property, including in any personal property within the Property; or
- (2) Tenant, an occupant, Tenant's family members, or a guest or invitee of Tenant experiences any bites or other irritations on the body believed to be caused by (i) bed bugs; or (ii) any other condition or pest in the Property.

**C. TREATMENT:**

- (1) If the presence of bed bugs in the Property is confirmed, Tenant must:
  - (a) allow Landlord and Landlord's agents access to the Property at reasonable times without first attempting to contact Tenant and without notice to perform bed bug inspections or treatments;
  - (b) comply with all instructions from Landlord or Landlord's agents to clean and treat the Property;
  - (c) remove or destroy personal property that cannot be treated or cleaned, and properly dispose of such property; and
  - (d) pay all reasonable costs in connection with the inspection, cleaning, and treatment of the Property as a result of the presence of bed bugs in the Property, if caused by Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant.
- (2) All decisions regarding the selection of the licensed pest control operator and method of treatment will be at Landlord's sole discretion.

**D. LIABILITY:** Unless caused by Landlord, Landlord is not responsible to Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant for any damages, injuries, or losses to person or property caused by the presence of bed bugs in the Property. Tenant will protect, defend, indemnify, and hold Landlord and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant in connection with the presence of bed bugs in the Property.

**E. DEFAULT:** If Tenant fails to comply with this addendum, in addition to exercising Landlord's remedies under Paragraph 27 of the above-referenced lease, Tenant must immediately reimburse Landlord the amounts under this addendum for which Tenant is responsible.

(TXR-2013) 07-08-22 Landlord or Landlord's Representative:  & Tenants: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

16123 Lone Star Ranch Dr  
Conroe, TX 77302

Bed Bug Addendum concerning: \_\_\_\_\_

**F. RESOURCES FOR MORE INFORMATION:** For more information about bed bugs, Tenant may visit one of the websites listed below.

Texas Department of Health and Human Services: <https://www.dshs.texas.gov/phs/bedbugs.aspx>  
United States Environmental Protection Agency: <https://www.epa.gov/bedbugs>  
Texas A&M Agrilife Extension: <https://citybugs.tamu.edu/factsheets/biting-stinging/bed-bugs/>

DocuSigned by:  
*Kirk Olivier* 1/3/2024

Landlord **Kirk Olivier** Date

\_\_\_\_\_  
Tenant Date

DocuSigned by:  
*Cynthia Olivier* 1/3/2024

Landlord **Cynthia Olivier** Date

\_\_\_\_\_  
Tenant Date

**Or signed for Landlord under written property management agreement or power of attorney:**

\_\_\_\_\_  
Tenant Date

By: \_\_\_\_\_

\_\_\_\_\_  
Tenant Date

Printed Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_



## 16123 Lone Star Ranch Dr Landlord's Rules & Regulations

1. \$1,450/month rent.
2. \$1,450 security deposit.
3. Copy of valid pictured ID.
4. Fully completed application for all applicants over the age of 18.
5. Income to be at least 3x rental rate. Income will be verified with employer.  
Copy of 2 months of pay stubs.
6. Landlord will run credit and criminal background checks through [www.mysmartmove.com](http://www.mysmartmove.com).  
for all applicants over the age of 18. Cost is \$43/applicant paid directly to [mysmartmove.com](http://mysmartmove.com).
7. Rental history will be verified. No evictions or broken leases.
8. No pets.
9. No smokers.
10. No waterbeds; no hot tubs; no trampolines; no pools.
11. Tenant must adhere to the Deed Restrictions.
12. Note that the HOA is strict about trash/trash cans. Trash cans are to be stored out of public  
view on non-trash days. HOA will issue a fine for non-compliance and the fine will be  
charged to the tenant.
13. No junked motor vehicles are allowed on the property.
14. Any fines imposed by the HOA that are a direct result of the tenan'ts actions will  
be charged to the tenant.
15. No flushing of wipes of any kind down the two toilets; even those labeled as "flushable". Only  
toilet tissue and human waste to be flushed.

DocuSigned by:

1/3/2024

*Kirk Olivier*

27958A30C6BA410  
Landlord-Kirk Olivier

\_\_\_\_\_  
Tenant -

DocuSigned by:

1/3/2024

*Cynthia Olivier* 

Landlord-Agent-Cynthia Olivier

\_\_\_\_\_  
Tenant -

**Lone Star Ranch  
List of Utilities and Schools**

|          |  |                |
|----------|--|----------------|
| Electric | Entergy  | 1-800-368-3749 |
| Water    | Quadvest   | 281-356-5347   |
| Trash    | Heritage Sanitation  | 936-206-3800   |
|          | Eastside Waste Services  | 832-793-5474   |
|          | SouthTex Trash   | 936-207-2878   |
|          | Republic Waste   | 936-756-8400   |
|          | (This one may be the most expensive.<br>You may want to observe who picks up<br>and ask them for rates.) |                |

These are some possibilities for internet/cable:

- Spectrum
- BrightSpeed (CenturyLink)
- Verizon
- Consolidated
- Ezee Fiber - I think they are new
- Tachus - possibly by January 2024

Mailbox      Box is on the street in front of home  
 Box number 15 in the cluster on the Right.

|   |        |
|---|--------|
| <b>Conroe Independent School District</b> | PreK-4 |
| San Jacinto Elementary                    | 5-6    |
| Grangerland Intermediate                  | 7-8    |
| Moorhead Junior High                      | 9-12   |
| Caney Creek High School                   |        |

\*The above are the last known providers and schools. Verify accuracy if highly important to you.

\_\_\_\_\_

Tenants Initials

\_\_\_\_\_

Tenants Initials