

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: 18662 Marvelous Place, Cypress, Texas 77433

OF THE DATE SIGNED BY	'SE OO	ELL BT	ER AIN	۱A	ND I	S	NOT A SUBSTITUT	ΕF	OF	R AN	ONDITION OF THE PROPE IY INSPECTIONS OR WARF IND BY SELLER, SELLER'S	RAN		
	ıpyi	ing	the	pr	ope	rty	y. If unoccupied (by S	Sell	er)	, ho	w long since Seller has occup			е
Property?											_ (approximate date) or □ n	eve	er	
occupied the Property														
Section 1. The Property has Notice does not establish											(N), or Unknown (U).) • which items will & will not conv	ey.		
Item	Υ	N	U	lt	em			Υ	N	U	Item	Υ	N	U
Cable TV Wiring	Х			N	latu	ra	l Gas Lines	Х		П	Pump: □ sump □ grinder	П	Х	
Carbon Monoxide Det.	Х			F	uel	G	as Piping:		Х	П	Rain Gutters	Х		
Ceiling Fans	Х			F	Bla	ck	Iron Pipe		Х		Range/Stove	Х		
Cooktop	X			F	Cop	op	er		Х		Roof/Attic Vents	Х		
Dishwasher	Х						gated Stainless ubing		Х		Sauna		Х	
Disposal	Х			F	lot 1	Γu	b		Х		Smoke Detector	Х		
Emergency Escape Ladder(s)		х		Ir	nter	CO	m System		х		Smoke Detector Hearing Impaired		Х	
Exhaust Fan	Х			Ν	licro	DΜ	/ave	Х		П	Spa		Х	
Fences	Х			C	outd	00	or Grill		Х		Trash Compactor		Χ	
Fire Detection Equipment	Х			P	atio	/E	Decking		Х		TV Antenna		Х	
French Drain		Χ		Р	lum	bi	ng System	Х			Washer/Dryer Hookup	Х		
Gas Fixtures	X			Р	ool				Х	Ш	Window Screens	Х		
Liquid Propane Gas		Х		P	ool	Ε	quipment		Х	Ш	Public Sewer System	Х		
- LP Community (Captive)		Х		P	ool	V	laint. Accessories		Х					
- LP on Property		Х		P	ool	Н	eater		Х					
Item			1	Y	N U	ij	Additional Informat	ior	1					
Central A/C)	X			🗵 electric 🗆 gas nu	ımb	er	of u	nits: 2			
Evaporative Coolers				2	X		number of units:							
Wall/Window AC Units				,	X		number of units:							
Attic Fan(s)				,	X		if yes, describe:							
Central Heat				X		_	□ electric ⊠ gas nu	ımb	er	of u	nits: 2			
Other Heat				_	X _		if yes, describe:							
Oven				X		_	number of ovens: 2							
Fireplace & Chimney				_	X _	_	□wood □ gas log				□ other			
Carport					Χ	1	□ attached □ not a	ttac	che	d				

Initialed by: Buyer: ____, ___ and Seller: JB, LB
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 \boxtimes attached \square not attached

number of units: 1 number of remotes: 2

Garage

Garage Door Openers

(TXR-1406) 07-10-23



Satellite Dish & Controls			Х		owne	bs	☐ leased fro	m:					
Security System		X		X	owne	bs	☐ leased fro	m:					
Solar Panels			Х		owne	bs	☐ leased fro	m:					
Water Heater		Х			elect	ric	⊠ gas □ ot	he	r _	number of uni	ts: 1		
Water Softener		Х		X	owne	d [☐ leased fro	m:					
Other Leased Item(s)			Х	if	yes, c	lesc	ribe:						
Underground Lawn Sprinkler		X			autoi owerb		c □ manua		area	as covered: Front, Back, sid	le yard	ds,	
Septic / On-Site Sewer Facility	,		Х	if	Yes, a	attac	ch Informatio	n A	Abou	it On-Site Sewer Facility.(T	XR-14	07)
Water supply provided by: ☐ ci Was the Property built before 1 (If yes, complete, sign, and atta Roof Type: Composite (Shingle Is there an overlay roof covering	197 ach es)	'8? □ 1 TXF	ye: R-19	s ⊠ 906 co	no [oncerr] unk ning	known lead-based ¡ Age: 1 (appi	oaiı Tox	nt ha	azards). te)	o or ro		
covering)? \square yes \boxtimes no \square un	_		5 FI	open	ıy (Sili	igie	S OF TOOL COV	CIII	19 1	laced over existing simigle	5 01 10	UI	
Are you (Seller) aware of any of defects, or are in need of repair										3 ** ** ** **			
Section 2. Are you (Seller) av			-			r ma	alfunctions	in a	any	of the following?: (Mark `	res (Y) if	F
Section 2. Are you (Seller) av you are aware and No (N) if y			-			r ma	alfunctions	in a	any	of the following?: (Mark `			
you are aware and No (N) if y		are	-	awa		r ma	alfunctions	in a	N	Item		Υ	N
you are aware and No (N) if y	ou	are N X	not Ite	awa		r ma	alfunctions		N X	Item Sidewalks		Y	N
you are aware and No (N) if y	ou	N X X	not Ite	t awa m oors undat	re.) tion / S				N X X	Item Sidewalks Walls / Fences		Y	N X
you are aware and No (N) if y Item Basement	ou	N X X	not Ite Flo For	t awa m oors undat erior \	tion / S	Slab(N X X	Item Sidewalks Walls / Fences Windows		Y	N X X X
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Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the item Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ Oak Wilt □ Endangered Species/Habitat o	Y Y	x X X X X X X X X X X X X X X X X X X X	not Iter Flo For Inter Lig Plu Ro etion	moors undaterior \ hting imbin of n 2 is	the fo	res tems expla	(s) ain (attach a ving condition Radon Ga Settling Soil Movel Subsurfac	ddi s me	N X X X X X X X X X X X X X X X X X X X	Item Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary): Mark Yes (Y) if you are average Tanks	ents	Y nd	N

Urea-formaldehyde Insulation Χ Water Damage Not Due to a Flood Event Wetlands on Property Lead-Based Paint or Lead-Based Pt. Hazards Wood Rot

Initialed by: Buyer: ____, ___ and Seller: JB, LB

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Landfill

Intermittent or Weather Springs

Encroachments onto the Property

Concerning the Property at 18662 Marvelous Place, Cypress	, Texas	77433	
Improvements encroaching on others' property	X	Active infestation of termites or other wood	
Located in Historic District	X	destroying insects (WDI)	X
Historic Property Designation	X	Previous treatment for termites or WDI	X
Previous Foundation Repairs	X	Previous termite or WDI damage repaired	X
Previous Roof Repairs	X	Previous Fires	X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	X
Previous Use of Premises for Manufacture of Methamphetamine	Х	Single Blockable Main Drain in Pool/Hot Tub/Spa*	x
If the answer to any of the items in Section 3 is Ye	es, expl	ain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction entr Section 4. Are you (Seller) aware of any item, e repair, which has not been previously discle	quipm	ent, or system in or on the Property that is in	
Section 5. Are you (Seller) aware of any of the check wholly or partly as applicable. Mark No (and
Y N			
☑ □ Present flood insurance coverage.			
$\hfill \square$ Previous flooding due to a failure or breach of a reservoir.	of a res	ervoir or a controlled or emergency release of wa	ter from
$\hfill \square \ \boxtimes$ Previous flooding due to a natural flood even	nt.		
$\hfill \square \ \boxtimes$ Previous water penetration into a structure o	n the F	roperty due to a natural flood event.	
\square \boxtimes Located \square wholly \square partly in a 100-year flood AH, VE, or AR).	dplain (Special Flood Hazard Area-Zone A, V, A99, AE, A	AO,
□ ⊠ Located □ wholly □ partly in a 500-year floor	dplain ((Moderate Flood Hazard Area-Zone X (shaded)).	
\square \boxtimes Located \square wholly \square partly in a floodway.			
□ ☑ Located □ wholly □ partly in flood pool.			
□ ⊠ Located □ wholly □ partly in a reservoir.			
If the answer to any of the above is yes explain (a	attach a	additional sheets if necessary):	

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

*For purposes of this notice:

Present flood insurance coverage – Have coverage.

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard

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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.

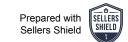
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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: Parkland Village Comm Associ Manager's name: Inframark Inframark Phone: 281-304-1318 Fees or assessments are: \$1470 per Year and are: ✓ mandatory ✓ voluntary Any unpaid fees or assessment for the Property? ✓ yes (\$) ⋈ no



Concerning the Property at 18662 Marvelous Place, Cypress, Texas 77433	
 □ ⋈ Any common area (facilities such as pools, tennis courts, with others. If Yes, complete the following: Any optional user fees for common facilities charged? 	•
☐ ☒ Any notices of violations of deed restrictions or government the Property.	ental ordinances affecting the condition or use of
☐ ☒ Any lawsuits or other legal proceedings directly or indirect limited to: divorce, foreclosure, heirship, bankruptcy, and	• • •
□ ⋈ Any death on the Property except for those deaths cause to the condition of the Property.	ed by: natural causes, suicide, or accident unrelated
\square \boxtimes Any condition on the Property which materially affects the	e health or safety of an individual.
☐ ☒ Any repairs or treatments, other than routine maintenanc hazards such as asbestos, radon, lead-based paint, urea	• •
If Yes, attach any certificates or other documentation example, certificate of mold remediation or other reme	, ,
☐ ☑ Any rainwater harvesting system located on the Property public water supply as an auxiliary water source.	that is larger than 500 gallons and that uses a
☐ ☑ The Property is located in a propane gas system service retailer.	area owned by a propane distribution system
\square \boxtimes Any portion of the Property that is located in a groundwat	er conservation district or a subsidence district.
If the answer to any of the items in Section 8 is yes, explain (at	ttach additional sheets if necessary):
Homeowners association - Property is in the Parkland Villag Bridgeland Council -\$665 annual	ge Community Association-\$805 annual and
Section 9. Within the last 4 years, have you (Seller) receive who regularly provide inspections and who are either licer law to perform inspections? yes no If yes, attach co	nsed as inspectors or otherwise permitted by
Note: A buyer should not rely on the above-cited reports as a buyer should obtain inspections from ins	• •
Section 10. Check any tax exemption(s) which you (Sell-	er) currently claim for the Property:
	□ Disabled□ Disabled Veteran
☐ Wildlife Management ☐ Agricultural ☐ Other:	☐ Unknown
Section 11. Have you (Seller) ever filed a claim for dama with any insurance provider? □ yes ⋈ no	ge, other than flood damage, to the Property
Section 12. Have you (Seller) ever received proceeds for example, an insurance claim or a settlement or award in a make the repairs for which the claim was made? \square yes \square	
If yes, explain:	

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operty at 18662 Marvelous Place, Cypress, Texas 77433
Does the Property have working smoke detectors installed in accordance with the smoke
rements of Chapter 766 of the Health and Safety Code?* ⊠ yes □ no □ unknown n, 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.

> Prepared with Sellers Shield Page 6 of 7

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.	

Joe Beitler	02/12/2024	Lisa Beitler	02/12/2024
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Joe Beitler		Printed Name: Lisa Beitler	

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 (TAR 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:	Gexa	Phone #	866-961-9399
Sewer:	Harris County MUD #489	Phone #	281-579-4500
Water:	Harris County MUD #489	Phone #	281-579-4500
Cable:	NA	Phone #	
Trash:	Harris County MUD #489	Phone #	281-579-4500
Natural Gas:	Centerpoint	Phone #	800-427-7142
Phone Company:	NA	Phone #	
Propane:	NA	Phone #	
Internet:	AT&T	Phone #	877-510-0352

(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:	

Initialed by: Buyer: ____, ___ and Seller: $\underline{\mathsf{JB}}$, $\underline{\mathsf{LB}}$





PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-07-2022

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



(NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

(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		18662 Marvelous Place	Cypress
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		(Street Addres	
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		(Name of Property Owners Association	(Association) and Phone Number\
1. Within	A.	SUBDIVISION INFORMATION: "Subdivision Informatio to the subdivision and bylaws and rules of the Associatio Section 207.003 of the Texas Property Code.	n" means: (i) a current copy of the restrictions applying
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. 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 within the time required. 3. Buyer has require delivery of the Subdivision Information for 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, 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 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. 5. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of		1. Within days after the effective date the Subdivision Information to the Buyer. If Selle the contract within 3 days after Buyer receives occurs first, and the earnest money will be refu Information, Buyer, as Buyer's sole remedy, may	r delivers the Subdivision Information, Buyer may terminate the Subdivision Information or prior to closing, whichever unded to Buyer. If Buyer does not receive the Subdivision
□ 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 AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 250.00 and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D. D. 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 first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Co		2. Within days after the effective date copy of the Subdivision Information to the Selletime required, Buyer may terminate the control Information or prior to closing, whichever occurs Buyer, due to factors beyond Buyer's control, is required, Buyer may, as Buyer's sole remedy, te prior to closing, whichever occurs first, and the e	er. If Buyer obtains the Subdivision Information within the ract within 3 days after Buyer receives the Subdivision is first, and the earnest money will be refunded to Buyer. If not able to obtain the Subdivision Information within the time reminate the contract within 3 days after the time required or arnest money will be refunded to Buyer.
A. 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 AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 250.00 and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D. D. 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), \(\subseteq \) Buyer \(\subseteq \) 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		does not require an updated resale certificate Buyer's expense, shall deliver it to Buyer within certificate from Buyer. Buyer may terminate this	e. If Buyer requires an updated resale certificate, Seller, at n 10 days after receiving payment for the updated resale contract and the earnest money will be refunded to Buyer if
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D. 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. Joe Beitler O2/14/2024		FEES AND DEPOSITS FOR RESERVES: Buyer shall par charges associated with the transfer of the Property not excess. This paragraph does not apply to: (i) regular pe	y any and all Association fees, deposits, reserves, and other to exceed \$ 250.00 and Seller shall pay any priodic maintenance fees, assessments, or dues (including
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Buyer Seller Joe Beitler Lisa Beitler 02/14/2024	res Pro	OTICE TO BUYER REGARDING REPAIRS BY THE sponsibility to make certain repairs to the Property. If you opperty which the Association is required to repair, you should be considered to repair.	ASSOCIATION: The Association may have the sole of are concerned about the condition of any part of the buld not sign the contract unless you are satisfied that the
Lisa Beitler 02/14/2024		'	
Lisa Beitler 02/14/2024	Bu	yer	Seller Joe Beitler
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	Buy	yer	
The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of		·	state Commission for use only with similarly approved or promulgated forms of

TREC 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. 36-10. This form replaces TREC No. 36-9.

TREC NO. 36-10

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in Harris County Water Control and Improvement District No. 159 (the "District") and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.42 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, are:

- (i) \$210,000,000 for sewer and drainage facilities; and
- (ii) \$134,000,000 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$34,605,000 for sewer and drainage facilities; and
- (ii) \$7,515,000 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of this District is to provide drainage, flood control, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

Joe Beitler

02/14/24

Cisa Reitler

02/14/24

Seller

		<u>02/14/24</u> , Selle
	By:	
	Name: Title:	
02/14/24	Title	

Date

COUNTY	Y OF	?	§							
T	his			acknowledged _, by		me	on	this	 day	of
					Notary the Stat					
(S	SEAI	L)								

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

	, Purchaser
	By: Name: Title:
Date	
THE STATE OF TEXAS \$ \$ COUNTY OF \$	
This instrument was acknowledged, 20, by	before me on this day of
	Notary Public in and for the State of T E X A S
(SEAL)	
675654_1	

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in Harris County Municipal Utility District No. 489 (the "District") and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.93 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, are:

- (i) \$331,000,000 for water, sewer, and drainage facilities;
- (ii) \$80,000,000 for road facilities; and
- (iii) \$140,000,000 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$88,075,000 for water, sewer, and drainage facilities;
- (ii) \$46,270,000 for road facilities; and
- (iii) \$7,365,000 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of this District is to provide water, sewer, drainage, flood control, firefighting, road, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is described in Exhibit "A" attached hereto and made a part hereof.

	Joe Beitler	02/14/24 Lisa Beitler	02/14/ <u>2</u> 4Selle
		By: Name:	
	02/14/24	Title:	
Date	02/ 14/24		

THE STATE OF TEXAS §	
COUNTY OF §	
	ged before me on this day of
	Notary Public in and for the State of T E X A S
(SEAL)	