



## OWNER'S NOTICE CONCERNING CONDITION OF PROPERTY UNDER PROPERTY MANAGEMENT AGREEMENT

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CONCERNING THE PROPERTY AT \_\_\_\_\_

**9517 LONDON BRIDGE STA  
HOUSTON, TX 77045**

OWNER IS TO COMPLETE THIS FORM TO THE BEST OF THE OWNER'S KNOWLEDGE. THIS NOTICE IS NOT A WARRANTY OF ANY KIND.

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

| Item                            | Y                                   | N                                   | U | Additional Information   |
|---------------------------------|-------------------------------------|-------------------------------------|---|--|
| Central A/C                     | <input checked="" type="checkbox"/> |                                     |   | electric gas heat pump number of units:  |
| Wall/Window AC Units            |                                     | <input checked="" type="checkbox"/> |   | number of units:   |
| Evaporative Coolers             |                                     | <input checked="" type="checkbox"/> |   | number of units:   |
| Central Heat                    | <input checked="" type="checkbox"/> |                                     |   | electric <input checked="" type="checkbox"/> gas heat pump number of units:  |
| Other Heat                      |                                     | <input checked="" type="checkbox"/> |   | if yes describe:   |
| Fireplace & Chimney             |                                     | <input checked="" type="checkbox"/> |   | woodburning (no.) mock (no.) other:  |
| Gas Logs in Fireplace           |                                     | <input checked="" type="checkbox"/> |   |  |
| Ceiling Fans                    | <input checked="" type="checkbox"/> |                                     |   | number of units: <u>3</u>  |
| Carport                         |                                     | <input checked="" type="checkbox"/> |   | attached not attached  |
| Garage                          | <input checked="" type="checkbox"/> |                                     |   | <input checked="" type="checkbox"/> attached not attached  |
| Garage Door Openers             | <input checked="" type="checkbox"/> |                                     |   | number of units: <u>1</u> number of remotes: <u>2</u>  |
| Fences                          |                                     | <input checked="" type="checkbox"/> |   | wood chain-link other  |
| Patio/Decking                   | <input checked="" type="checkbox"/> |                                     |   | describe: <u>Balcony</u>   |
| Outdoor Grill                   |                                     | <input checked="" type="checkbox"/> |   | location:  |
| Hot Tub/Spa                     |                                     | <input checked="" type="checkbox"/> |   |  |
| Pool <u>Community</u>           | <input checked="" type="checkbox"/> |                                     |   | in-ground above ground / heater: yes no  |
| Underground Lawn Sprinkler      | <input checked="" type="checkbox"/> |                                     |   | <input checked="" type="checkbox"/> automatic manual areas covered:  |
| Septic / On-Site Sewer Facility |                                     | <input checked="" type="checkbox"/> |   | if yes, attach Information About On-Site Sewer Facility (TXR-1407)   |
| Water Heater                    | <input checked="" type="checkbox"/> |                                     |   | electric <input checked="" type="checkbox"/> gas other: <u>Tankless</u> number of units: <u>1</u>  |
| Water Softener                  |                                     | <input checked="" type="checkbox"/> |   | owned leased from  |
| Washer/Dryer Hookups            | <input checked="" type="checkbox"/> |                                     |   | dryer hookups are: gas electric  |
| Washer                          | <input checked="" type="checkbox"/> |                                     |   |  |
| Dryer                           | <input checked="" type="checkbox"/> |                                     |   |  |
| Sauna                           |                                     | <input checked="" type="checkbox"/> |   |  |
| Alarm System                    | <input checked="" type="checkbox"/> |                                     |   | <input checked="" type="checkbox"/> owned leased from  |
| Smoke Alarms                    | <input checked="" type="checkbox"/> |                                     |   | number of units: <u>6</u>  |
| Kitchen Equipment               | <input checked="" type="checkbox"/> |                                     |   | <u>N</u> range-oven combo. <input checked="" type="checkbox"/> cooktop <input checked="" type="checkbox"/> oven <input checked="" type="checkbox"/> microwave<br><input checked="" type="checkbox"/> dishwasher <input checked="" type="checkbox"/> disposer <input checked="" type="checkbox"/> hood fan <u>N</u> trash compactor<br><input checked="" type="checkbox"/> refrigerator <u>N</u> other: |

**Section 2. Are you aware of any item, equipment, or system in or on the Property that is in need of repair? \_\_\_ yes  no** If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

*Note: Unless instructed otherwise, items in the Property will be repaired in accordance with the repair provisions in the lease that the Broker negotiates for the Owner.*

(TXR-2206) 8-26-04

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Concerning the Property at \_\_\_\_\_

Section 3. Are you aware of any of the following?

Y N

Owners' associations or maintenance fees or assessments. If yes, complete the following:  
 Name of association: FANNIN STATION CA (Houston Community Management)  
 Manager's name: LEAnn Lane Phone: 832-864-1200  
 Address: 18333 Egret Bay Blvd Suite 305, Houston, TX 77058  
 Describe the common areas or facilities (pool, tennis courts, greenbelts, etc.): Pool, Gazebos, Green areas  
 Are there any user fees for the common facilities?  yes  no If yes, describe: \_\_\_\_\_  
 Name and contact information of any other association to which the Property is subject: N/A

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  
 Any lawsuits or other legal proceedings directly or indirectly affecting the Property.  
 Any condition on the Property which materially affects the health or safety of an individual.

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):  
Owners' association for Common areas Management & Security.

Section 4. Other Information.

- (1) Water to the Property is supplied by:  city  MUD  WCID  co-op  well (location: \_\_\_\_\_)  
 (2) The type of roof on the Property is:  composition shingle  wood shingle  flat (tar & gravel)  metal  other \_\_\_\_\_ Approx. Age: 6 years  
 (3) If the Property is a condominium or townhome, describe parking spaces (numbers, if assigned, location):  
TOWNHOME  
 (4) Describe the location and number of the mailbox: Junction of King Cross St 3rd Unit from Left  
 (5) Provide any alarm codes, garage door codes, access codes, gate codes, common facility codes:  
Gate Codes: Fannin (3625); Knight Rd (7458);  
 (6) Describe the location of:  
 heating & cooling filters: IN ATTIC filter size(s): 20x25x4  
 electrical breakers: IN GARAGE  
 water shut-off valve: OUTSIDE - RIGHT SIDE gas shut-off valve: U  
 (7) There  are  are not written warranties in effect for the Property or any appliances. Attach copies.  
 (8) Provide the names and phone numbers of the current providers to the Property:

|  |                         |
|--|-------------------------|
| Electricity: <u>Reliant</u>                    | Ph: <u>713-207-7777</u> |
| Gas: <u>Centerpoint</u>                        | Ph: <u>713-659-2111</u> |
| Water & Sewer: <u>Incl in association fees</u> | Ph: _____               |
| Telephone: <u>N/A</u>                          | Ph: _____               |
| Cable: <u>N/A</u>                              | Ph: _____               |
| Garbage: <u>Incl. in association fees</u>      | Ph: _____               |
| Pool Service: <u>Incl. in association fees</u> | Ph: _____               |
| Alarm: <u>Eyeon Integrated systems</u>         | Ph: <u>713-460-8662</u> |
| Landscaping: <u>Incl. in association fees</u>  | Ph: _____               |

M J Sun 04/03/24  
 Signature of Owner Date

SM Sule 04/03/24  
 Signature of Owner Date