TEXAS REAL ESTATE COMMISSION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT		PROMULGATED BY THE TEX	XAS REAL ESTATE COMMI	SSION (TREC)[11-07-2022
(Street Address and City) Real Manage / 866-473-2573 (Name of Property Owners Association, Association) and Phone Number) SUBDIVISTON INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applyi to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described sociation 20 .003 of the Texas Property Code. (Check only one box): Usiting	TREC TREC	MANDATORY MEI OWNER (NOT FOR US	MBERSHIP IN A F S ASSOCIATION WITH CONDOMINIU	PROPERTY	EQUAL HOUSING
Real Manage / 866-473-2573 (Name of Property Owners Association, (Association) and Phone Number) SUBDIVISION INFORMATION: "Subdivision Information," means: (i) a current copy of the restrictions applying to the association, and (ii) a resole certificate, all of which are described section 207.003 of the Texas Property Code. (Check only one box): Image: Check only one box): Image: Within 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, Buyer may terminate the contract within 1 and the earnest money will be refunded to Buyer. Image: Within the subdivision Information to the Seller. If Buyer does not receive the Subdivision Information by the refunded to Buyer. Image: Within the subdivision Information to the Seller. If Buyer does not receive the Subdivision Information more prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Image: Within the subdivision Information to the Seller. If Buyer does not receives the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the une required prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. Image: Abs receives and approved the Subdivision Information Bore signing the contract. Seller, abuyer does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, abuyer abuyer end the subdivision Information. Image: Abs receives of the subdivision Information. Th	30103 Canyon Su	nmer Ln		Spring	TX 77386-291
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 1. Within	• SUBDIVISION INF to the subdivision an Section 207.003 of th	ORMATION: "Subdivision In d bylaws and rules of the Asso ne Texas Property Code.	formation" means: (i) ociation, and (ii) a resa	a current copy of the le certificate, all of wh	restrictions applyin ich are described b
 the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer's sole remedy, may terminate the contract at any time prior to closing and tearnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information or prior to closing whiches 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 the effective date of the contract, Buyer reserves 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 cole remedy, terminate the contract within 3 days after the time required prior closing, whichever occurs first, and the earnest money will be refunded to Buyer. Buyer has received and approved the Subdivision Information before signing the contract. Buyer Buyer's sepense, shall deliver it to Buyer will be vertificate. If Buyer requires an updated resale certificate science within 10 days after receiving payment for the updated resale certificate certificate within the time required. Buyer has received and approved the Subdivision Information. Seller fails to deliver the Ubyer 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. Seller fails to deliver the Ubyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller brombuy give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller bromation of the subdivision Information from the pair obligated to pay. Matterlat, ChANGES. If Seller becomes aware of any material changes in the	<u> </u>				
 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 within the time required, Buyer may, as 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 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 is done and pay of the Subdivision Information before signing the contract. Seller, Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate within 10 days after receiving payment for the updated resale certificate within 10 days after receiving payment 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 shal promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller for 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. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and ot charge associated with the transfer of the Property not to exceed \$250and Seller shall pay a excees. This paragraph does not apply to: (i) regular periodic m	the Subdivisior the contract w occurs first, ar Information, B earnest money	ithin 3 days after Buyer receind the earnest money will be ayer, as Buyer's sole remedy,	ives the Subdivision I refunded to Buver. I	nformation or prior to f Buver does not rec	o closing, whicheve eive the Subdivisio
 ☐ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, 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 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 parobligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller sh promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller (1) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision formation occurs prior to closing, and the earnest money will be refunded to Buyer. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and oth charges associated with the transfer of the Property not to exceed \$250and Seller shall pay a excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (includi prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provide the Subdivision Information and aupdated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer do not require the Subdivision Information, an updated resale certificate, and the Title Company requires information, a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining tinformation prior to the Title Company oreany broker to this sale. If Buyer do not require the Subdivi	copy of the Su time required, Information or Buyer, due to f	bdivision Information to the S Buyer may terminate the prior to closing, whichever occ actors beyond Buyer's control.	Seller. If Buyer obtain contract within 3 day curs first, and the earr is not able to obtain th	ns the Subdivision Inf vs after Buyer receiv nest money will be ref ne Subdivision Informa	ormation within th es the Subdivisio unded to Buyer. ation within the tim
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 par- obligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller sh promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller. (1) 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. 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 \$	does not r Buyer's expensions certificate from Seller fails to d	equire an updated resale certi e, shall deliver it to Buyer w Buyer. Buyer may terminate eliver the updated resale certif	ificate. If Buyer require vithin 10 days after re this contract and the e icate within the time re	es an updated resale eceiving payment for arnest money will be	certificate, Seller, a the updated resal
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sponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of t operty which the Association is required to repair, you should not sign the contract unless you are satisfied that t sociation will make the desired repairs.	updated resale certif not require the Subd from the Association a waiver of any righ information prior to t	icate if requested by the Buye vision Information or an updat (such as the status of dues, s t of first refusal), he Title Company ordering the	r, the Title Company, ed resale certificate, a pecial assessments, vio Seller shall pay the information.	or any broker to this nd the Title Company plations of covenants Title Company the c	sale. If Buyer doe requires informatio and restrictions, an ost of obtaining th
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NUVEL Sel Martinez Medina	Buyor				

Buyer

Seller

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