



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 9424 Lake Conroe Drive, Conroe, Texas 77304-3700

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: SPIRINKLER Unknown
- (3) Approximate Location of Drain Field or Distribution System: FRONT FIELD OF PROPERTY Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: 25 yrs. Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: PREFERRED AEROBIC SVCS.
Phone: 832-515-6907 contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2015
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller Date

David L. Rehn 4/1/24
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Sandra K Rohrbach 4/1/24
Signature of Buyer Date



Preferred Aerobic Services
 P.O. Box 130626
 Spring, TX 77393

Phone: (832) 515-6907

adam@preferredaerobic.com

To: **Dan Rohrbacher**
9424 Lake Conroe Dr.
Conroe, TX 77304

Permit: SJRA

Contract Period

Start Date: 4/1/24
End Date: 4/1/25

Date Printed: 1/17/24

Phone: _____ Subdivision:
 Site: 9424 Lake Conroe Dr., Conroe, TX 77304
 County: SJRA
 Installer:
 Agency: SJRA
 Mfg/Brand: -Clearstream 750-

Preferred Aerobic Services
 3 visits per year - one every 4 months

Map Key: 126X ID: 656

This is to Certify that the above RESIDENTIAL sewage system has a RENEWED inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, air compressor, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within 48 hours of you notifying us of a problem.

Contract can be canceled due to non payment of repairs.

Contract is non refundable.

Adam Mendez is certified by the manufacturer of your system.

The air filter will be cleaned at each visit.

This agreement does not include the cost of repairs.

This agreement does not include the cost of chlorine.

Home Owner: _____ Date: _____

Phone: _____

Adam Mendez

Adam Mendez
 Preferred Aerobic Services
 Lic#MP0001228

Dan Rohrbacher *



Preferred Aerobic Services
 P.O. Box 130626
 Spring, TX 77393

Phone: (832) 515-6907

adam@preferredaerobic.com

Date Printed: 1/17/24

To: Dan Rohrbacher
 9424 Lake Conroe Dr.
 Conroe, TX 77304

ID: 656

Site: 9424 Lake Conroe Dr. Conroe, TX 77304

Start:	4/1/24
End:	4/1/25

SJRA
 County: SJRA
Permit: SJRA

Total Fee: \$206.00

Email: dlrohrbacher@yahoo.com

Dear Customer,

This letter is to inform you that your SERVICE contract for your aerobic septic system is due to expire on the above date.

Enclosed you will find a new contract for you to sign, please mail one back to our office with payment. Also please verify your address and phone number as listed above and notify me of any corrections.

A completed contract will be left with you to keep or sent back to you, and, one will be forwarded to the authorizing agency. The renewed contract is due to the authorizing agency as soon as possible. If you have any questions, please call me at (832) 515-6907.

If no response is made within 30 days prior to start of new contract, we will assume that you have chosen to use another maintenance company; at that point (by law) we must send a letter to the representing county stating that **Preferred Aerobic Services** is no longer servicing your septic system.

If you would like to pay with a credit card please let us know and we will send you an online payment link, please do not send your credit card information through the mail.

Thank you in advance for your cooperation in expediting this matter.

Sincerely,

Adam Mendez

Adam Mendez
 Preferred Aerobic Services
 Lic#MP0001228

Pay to: Preferred Aerobic Services
 P.O. Box 130626
 Spring, TX 77393

Phone: (832) 515-6907

Customer/ID: Dan Rohrbacher 656

Please return this portion with payment and the signed Contract

Please check here if Address is incorrect.
 Indicate changes on reverse side.

Contract Amount Due: \$206.00

Amount Paid: _____



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021

DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Department of Licensing and Regulation. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. **YOU MAY CHOOSE ANY COMPANY.**

THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL. The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

Other Broker/Sales Agent will receive no compensation from a residential service company.

Listing Broker/Sales Agent will receive no compensation from a residential service company.

Other Broker/Sales Agent receives compensation from the following residential service company:

Listing Broker/Sales Agent receives compensation from the following residential service company:

America's Preferred Home Warranty

for providing the following services:

for providing the following services:

Marketing

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Other Broker's Name _____ License No. _____

eXp Realty _____ License No. 603392
Listing Broker's Name _____ License No. _____

By:

By: *Heather Chavana* dotloop verified
01/09/24 2:01 PM CST
5159-3RHW-KVHG-LHGG

The undersigned acknowledges receipt of this notice:

Buyer

Carol L. Rolfe
Seller

Buyer

Linda K. Rohrbacher
Seller



This form has been approved by the Texas Real Estate Commission (TREC) for use by license holders to disclose payments received from a residential service company. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) RSC-3.



Wiring Fraud Advisory Notice

Cybercrime is a potential threat in real estate transactions. Instances have occurred where criminals have hacked email accounts of entities related to real estate transactions (such as lawyers, escrow holder's, title company representatives, or real estate brokers and agents). Using email, hackers have invaded real estate transactions and used fraudulent wiring instructions to direct parties to wire funds to the criminals' bank accounts, often to off-shore accounts, with little chance of recovery. It also appears that some hackers have provided false phone numbers for verifying the wiring instructions. In those cases, the buyers called the number provided to confirm the instructions, and then unwittingly authorized a transfer to somewhere other than escrow. Sellers also have had their sales proceeds taken through similar schemes.

PLEASE BE ADVISED THAT eXp Realty, WILL NEVER SEND VIA EMAIL WIRING INSTRUCTIONS RELATED TO YOUR TRANSACTION.


BUYERS/LESSEES AND SELLERS/LESSORS ARE ALSO ADVISED:

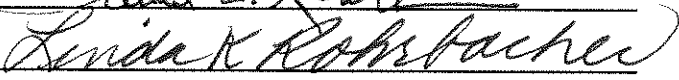
1. Obtain the phone number of the Escrow Officer at the beginning of the transaction.
2. NEVER WIRE FUNDS PRIOR TO CALLING YOUR ESCROW OFFICER TO CONFIRM WIRE INSTRUCTIONS. ONLY USE A PHONE NUMBER YOU WERE PROVIDED PREVIOUSLY. Do not use any different phone number included in the emailed wire transfer instructions.
3. Orally confirm the wire transfer instruction is legitimate and confirm the bank routing number, account numbers and other codes before taking steps to transfer the funds.
4. Avoid sending personal information in emails or texts. Provide such information in person or over the telephone directly to the Escrow Officer.
5. Take steps to secure the system you are using with your email account. These steps include creating strong passwords and using secure WiFi as well as two-step verification processes.

If an email or a telephone call seems suspicious refrain from taking any action until the communication has been independently verified. Promptly notify your bank, your real estate agent and the Escrow Officer. The sources below, as well as others, can also provide information:

- The Federal Bureau of Investigation www.fbi.gov
- The National White-Collar Crime Center www.nw3c.org
- On Guard Online: www.onquardonline.gov

The undersigned acknowledge receipt of this Advisory.

Date: 4/10/24 Seller/Landlord: 

Date: 4/11/24 Seller/Landlord: 

Date: _____ Buyer/Tenant: _____

Date: _____ Buyer/Tenant: _____

(For Colorado Residents Only): This form has not been approved by the Colorado Real Estate Commission.