



**AMENDMENT**  
TO CONTRACT CONCERNING THE PROPERTY AT



9110 Amistad Lake Circle, Cypress, TX 77433  
(Street Address and City)

Seller and Buyer amend the contract as follows: (check each applicable box)

- (1) The Sales Price in Paragraph 3 of the contract is:
  - A. Cash portion of Sales Price payable by Buyer at closing .....\$ \_\_\_\_\_
  - B. Sum of financing described in the contract.....\$ \_\_\_\_\_
  - C. Sales Price (Sum of A and B) .....\$ \_\_\_\_\_
- (2) In addition to any repairs and treatments otherwise required by the contract, Seller, at Seller's expense, shall complete the following repairs and treatments: (Notice: Paragraph 7 of the contract governs the completion, delivery of documentation, and transfer of warranties of repairs and treatments.)
- (3) The date in Paragraph 9 of the contract is changed to \_\_\_\_\_.
- (4) The amount in Paragraph 12A(1)(b) of the contract is changed to \$ 13,000 \_\_\_\_\_.
- (5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows: \$ \_\_\_\_\_ by Seller; \$ \_\_\_\_\_ by Buyer.
- (6) Buyer has paid Seller an additional Option Fee of \$ \_\_\_\_\_ for an extension of the unrestricted right to terminate the contract on or before 5:00 p.m. on \_\_\_\_\_ . This additional Option Fee  will  will not be credited to the Sales Price.
- (7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.
- (8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to \_\_\_\_\_.
- (9) **Other Modifications:** (Real estate brokers and sales agents are prohibited from practicing law.)

**CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

**EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)**

*Bilal Memon*  
Buyer  
dotloop verified  
07/07/24 4:33 PM CDT  
W24D-22CI-CLYP-ZKLV

\_\_\_\_\_  
Seller

*Tahoorah Syed*  
Buyer  
dotloop verified  
07/07/24 4:01 PM CDT  
3GGY-PLSM-DSE1-83BD

\_\_\_\_\_  
Seller



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. 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 (<http://www.trec.texas.gov>) TREC No. 39-9. This form replaces TREC No. 39-8.



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



9110 Amistad Lake Circle, Cypress, TX 77433

(Street Address and City)

CMCC

281-213-4132

(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 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 \$0 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), \_\_\_ 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.

Bilal Memon dotloop verified 07/07/24 4:08 PM CDT YBGD-TZKX-TRZ9-CH4F Buyer

Seller

Tahoorah Syed dotloop verified 07/07/24 4:00 PM CDT X2JA-FLSN-JVZB-BZ37 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.



### NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

9110 Amistad Lake Circle, Cypress, TX 77433

(Address of Property)

A. For an additional sum of \$0 and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

- Refrigerator
- Washer/Dryer
- Golf cart
- All outdoor furniture, accessories, TV
- Theatre room furniture & theatre wall decor
- Tree at front door entrance + large indoor planter in downstairs family room
- Dining room rug
- Kitchen barstools
- Breakfast nook table and chairs
- Master bedroom fireplace
- Master bedroom ottoman bench in front of bed
- Indoor wooden bench
- Upstairs secondary king bed, all furniture (in pink room)

- B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.
- C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

*Bilal Memon*  
dotloop verified  
07/07/24 4:33 PM CDT  
DB8H-SZNV-FLWR-6SJ3

Buyer

[Signature box]

Seller

*Tahoorah Syed*  
dotloop verified  
07/07/24 4:01 PM CDT  
JQJF-CI5X-9LOV-WABD

Buyer

[Signature box]

Seller

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)