

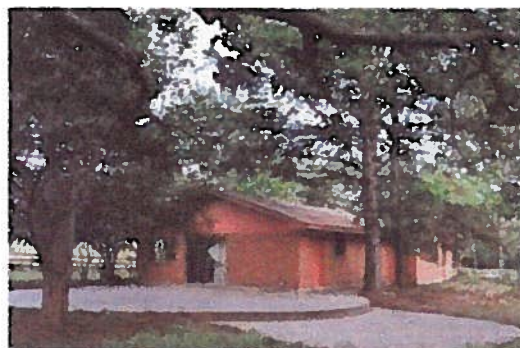
Bill Johnson Real Estate Company



Price:	\$685,000
Type:	Residential (Farm-Ranch)
Address:	4002 Centerhill Rd
City/County:	Bellville, Austin County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~2,400 Sq. Ft., ~43.43 Acres
ID No.:	72552
Status:	Active

A Special Property!! A peaceful entrance through a large grove of pine trees, along a winding ranch road and you have just arrived. The property features a quiet atmosphere and privacy along with an enjoyable 3 Bedroom-2 Bath brick ranch home nestled in an assorted grove of mature trees. Near the main ranch home and within a three rail board fenced yard is a unique 1 BR-1 Bath guest home with lots of glass, magnificent views and a touch of real character. This 43 acre property has a nice stocked pond approximately $\frac{3}{4}$ acre in size and a very small pond near the back of the property. Many species of ducks call these ponds their home. The sandy loam pasture is covered with a lush stand of coastal grasses. This property is located on Center Hill Road, approximately 4 miles north of Bellville. This property is consumed with Character!!! BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

[See all our listings at www.bjre.com](http://www.bjre.com)





Improvements	Land Features	Other
3 Bedrooms 2 Bathrooms Approx. 2400 Sq F Single Floor Brick Exterior Composition Roof Age Range: Over 20 Yrs	Gravel Road Frontage County Road Frontage Agricultural Exemption Minerals Conveyed: Negotiable Pond Partially Wooded	School District: Bellville I. S. D. Taxes: \$2,988.33 Financing

Well Septic Fireplace CHA	Rolling Sandy Soil Improved Pasture	Cash Conventional
Directions: Bellville-FM 1456 North for 2.7 miles, then left on Reinicke Road for 1 mile, right on Centerhill 4/10 mile to property on the right. Watch for Bill Johnson Real Estate sign.		

[Map of Bellville](#) [Contact the Agent](#) [Email this Listing](#)

Disclaimer: Information is deemed reliable but not guaranteed. All information should be independently verified and neither TXLS nor Hartland Real Estate assume any liability for information obtained through the use of this site. - Copyright 2010 Calantha Communications, Inc

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: Bellville-FM 1456N 2.7 miles/left on Reinicke Rd. 1 mile/right on C.Hill .4 mi. to property. Listing # 72552
 Address of Property: 4002 Center Hill Rd, Bellville TX 77418 Road Frontage: 1552.33 feet
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 43.428 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 43.4280**Price per Acre (or)****Total Listing Price:** \$685,000.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms:
 Down Payment:
 Note Period:
 Interest Rate:
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes:

2011

School: \$ 2,019.14
 County: \$ 628.18
 Hospital: \$ 107.21
 FM Rd: \$ 127.88
 SpRd/Brg: \$105.92
 TOTAL: \$ 2,988.33

Agricultural Exemption: ☒ Yes ☐ No**School District:** Bellville I.S.D.**Minerals and Royalty: Seller to convey surface rights**

Seller believes SEE MINERAL SHEET IN FILE *Minerals
 to own: *Royalty
 Seller will All Owned Minerals
 Convey: All Owned Royalty

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: None

Roadway: None

Electric: San Bernard Electric Cooperative

Telephone: None

Water: None

Other:

Improvements on Property:Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings: Main Home and Guest Home

Barns: Metal Barn

Others: Loafing Shed and Pump House

Approx. % Wooded: 10%

Type Trees: Pine, Cypress, Ash, Black Gum

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: 2

Sizes: 3/4 acre; 1/8 acre

Creek(s): Name(s): Clear Creek**River(s):** Name(s):**Water Well(s): How Many?** 1

Year Drilled: 1984 Depth 175 ft.

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider

Private

Septic System(s): How Many: 2

1984 & 1989

Soil Type: Sandy Loam**Grass Type(s):** Coastal Bermuda**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

Nearest Town to Property: Bellville

Distance: 4 Miles

Driving time from Houston 1 Hour**Items specifically excluded from the sale:**

All Seller's personal property located on said 43.428 Acres

Additional Information:

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HOME LISTING

Address of Home:	4002 Center Hill Rd, Bellville TX 77418		Listing	72552
Location of Home:	Bellville-FM 1456N 2.7 miles, left on Reinicke Rd. 1 mile, right on C.Hill .4 mi. to property on left			
County or Region:	Austin	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:	N/A	Property Size:	43.428 Acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES	☒ NO
Listing Price:	\$685,000.00			
Terms of Sale	Home Features			
Cash:	☒ YES ☐ NO	☒ Ceiling Fans	No.	5
Seller-Finance:	☐ YES ☒ NO	☒ Dishwasher		
Sell.-Fin. Terms:		☐ Garbage Disposal		
Down Payment:		☒ Microwave (Built-In)		
Note Period:		☒ Kitchen Range (Built-In)	☒ Gas	☐ Electric
Interest Rate:		☐ Refrigerator		
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	☐ YES ☐ NO			
Number of Years:				
Size and Construction:	Heat and Air:			
Year Home was Built:	1981 per ACAD	☒ Central Heat	Gas ☐	Electric ☒
Lead Based Paint Addendum Required if prior to 1978:	☐ YES	☒ Central Air	Gas ☐	Electric ☒
Bedrooms: 3	Bath: 2	☒ Other:	Heat Pump	
Size of Home (Approx.)	2,040 Living Area	☒ Fireplace(s)		
	2,400 Total	☐ Wood Stove		
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other		☒ Water Heater(s):	☐ Gas	☒ Electric
Roof Type: Composition	Year Installed: 2005	Utilities:		
Exterior Construction: Brick		Electricity Provider:	San Bernard Electric	
Room Measurements:	APPROXIMATE SIZE:	Gas Provider:	Private	
Living Room: 12'4" x 14'		Sewer Provider:	Septic	
Dining Room: 13'6" x 15'		Water Provider:	Well	
Kitchen: 15' x 8'		Water Well: ☒ YES ☐ NO	Depth:	175 ft.
Family Room: 16'			Year Drilled:	1984
Utility: 7'7" x 8'		Average Utility Bill:	Monthly:	\$15.00
Bath: 7' x 6'6" ☒ Tub ☒ Shower		Taxes:	2011	Year
Mstr Bath: 5'5" x 10' ☐ Tub ☒ Shower		School:	\$2,019.14	
Bath: ☐ Tub ☐ Shower		County:	\$628.18	
Master Bdrm: 15'6" x 13'6"		Hospital:	\$107.21	
Bedroom: 13'6" x 13'6"		FM Rd:	\$127.88	
Bedroom: 13' x 14'		SpRd/Brg:	\$105.92	
Bedroom:		Taxes:	\$2,988.33	
Kitchen Off: 8' x 4'		School District:	Bellville	
Garage: ☐ Carport: ☐ No. of Cars:		Additional Information:		
Size: ☐ Attached ☐ Detached		Pump House 6' x 12'		
Porches:		Loafing Shed 20' x 24'		
Front: Size: 7' x 30' Covered		Sm Cabin 8' x 8'		
Back: Size: 28'6" x 4'6"				
Patio: Size: 60' x 30' ☐ Covered				
Deck: Size: ☐ Covered				
Fenced Yard: 228' x 108' Wood Fence				
Outside Storage: ☒ Yes ☐ No Size: 24' x 24'				
Construction: Metal Barn				
TV Antenna: ☐ None ☐ Dish ☐ Cable ☐				

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Guest House

Address of Home:	4002 Center Hill Rd, Bellville TX 77418		Listing #: 72552
Location of Home:	Bellville-FM 1456N for 2.7 miles, left on Reinicke Rd. 1 mile, right on C.Hill .4 mi. to property on left		
County or Region:	Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A	Property Size:	43.428 Acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO
Listing Price:	\$685,000.00		
Terms of Sale:			
Cash:	☒ YES ☐ NO		
Seller-Finance:	☐ YES ☒ NO		
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		
Balloon Note:	☐ YES ☐ NO		
Number of Years:			
Size and Construction:			
Year Home was Built:	1989		
Lead Based Paint Addendum Required if prior to 1987	☐ YES		
Bedrooms: 1	Baths: 1		
Size of Home (Approx.)	1040 Living Area		
	1040 Total		
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other		
Roof Type:	Composition	Year Installed:	1989
Exterior Construction	Wood (T-111 Siding)		
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	20 x 30		
Dining Room:			
Kitchen:	6 x 16		
Family Room:			
Utility Room:			
Bath:	6 x 4	☐ Tub	☒ Shower
Bath:		☐ Tub	☐ Shower
Bath: Master		☐ Tub	☐ Shower
Loft Bdrm:	20 x 16		
Bedroom:			
Bonus Room			
Bedroom:			
Other:	Large Pantry		
Garage: ☐	Carport: ☐	No. of Cars: _____	
Size:	☐ Attached ☐ Detached		
Porches:			
Front: Size:	22 x 10 (Half Covered)		
Back: Size:	Enclosed Screen 10 x 12'6"		
Deck: Size:	☐ Covered		
Deck: Size:	☐ Covered		
Fenced Yard:	Wood Fence		
Outside Storage:	☐ Yes ☐ No	Size: _____	
Construction:			
TV Antenna ☐	Dish ☐	Cable ☐	

Home Features:

- ☒ Ceiling Fans No. 2
- ☐ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric
- ☐ Other _____

Items Specifically Excluded from The Sale: LIST:

All Seller's personal property located on said 43.428 acres.

Heat and Air:

- ☐ Central Heat Gas ☐ Electric ☐
- ☐ Central Air Gas ☐ Electric ☐
- ☒ Other: 2 Window Units
- ☐ Fireplace(s)
- ☐ Wood Stove
- ☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: San Bernard Electric

Gas Provider: Private

Sewer Provider: Septic

Water Provider: Well

Water Well: ☒ YES ☐ NO Depth: 175 ft

Year Drilled: 1984

Average Utility Bill: Monthly: \$15.00

Taxes:

2011 Year

School: \$2,019.14

County: \$628.18

Hospital: \$107.21

FM Rd: \$127.88

SpRd/Brg: \$105.92

Taxes: \$2,988.33

School District: Bellville

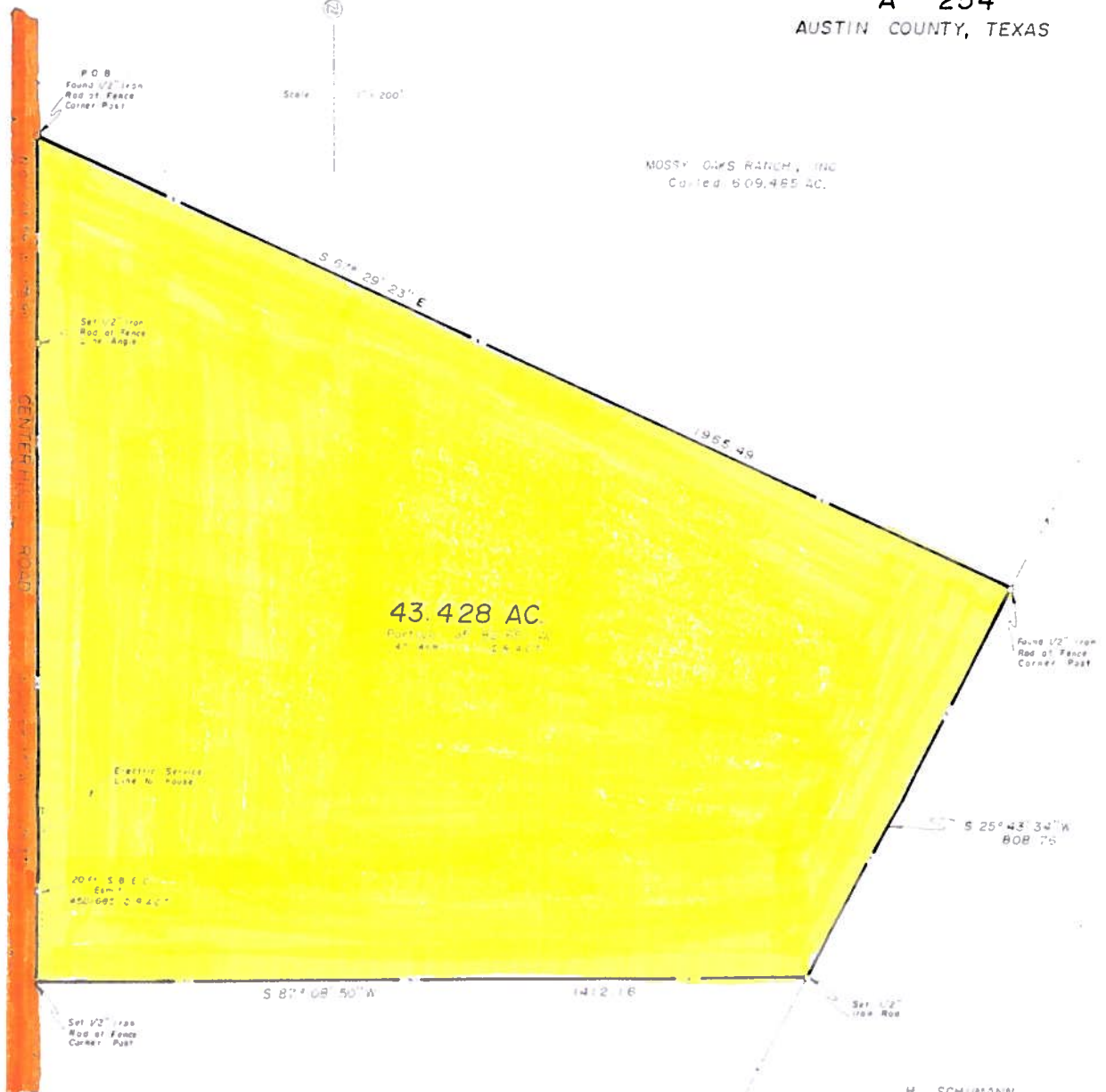
Additional Information:

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ARTHUR LOTT SURVEY
A - 254
AUSTIN COUNTY, TEXAS

Scale 1" = 200'

MOSSY OAKS RANCH, INC.
Called 609,485 AC.





Center Hill Rd

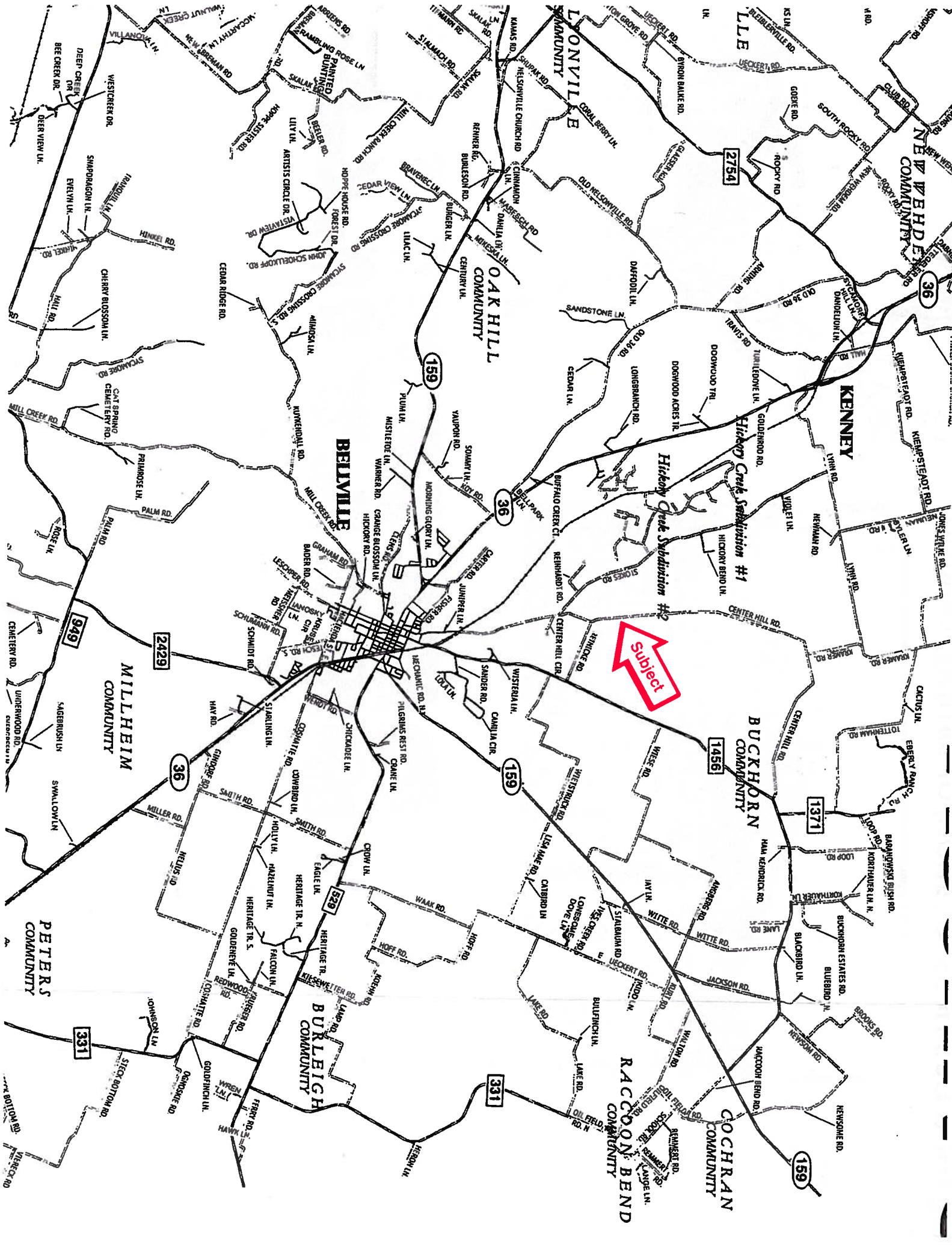
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Google earth

195

39° 00' 00" N 89° 15' 00" W elev 250 ft

5257 ft



NEW WEHDEN
COMMUNITY

KENNEY

OAK HILL
COMMUNITY

BELVILLE

MILHEIM
COMMUNITY

PETERS
COMMUNITY

BUCHORN
COMMUNITY

BURLEIGH
COMMUNITY

RACCOON BEND
COMMUNITY

COCHRAN
COMMUNITY

Subject

36

36

159

1456

1371

2429

949

36

529

331

159

2754



Main Home

TEXAS ASSOCIATION OF REALTORS® 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

4002 centerhill Rd - main house

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ or ☐ never occupied the Property

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

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring			☒
Carbon Monoxide Det.			☒
Ceiling Fans	☒		
Cooktop	☒		
Dishwasher	☒		
Disposal			☒
Emergency Escape Ladder(s)			☒
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.	☒		
French Drain			☒
Gas Fixtures			☒
Natural Gas Lines			☒

Item	Y	N	U
Liquid Propane Gas:	☒		
-LP Community (Captive)			☒
-LP on Property	☒		
Hot Tub			☒
Intercom System			☒
Microwave	☒		
Outdoor Grill	☒		
Patio/Decking	☒		
Plumbing System	☒		
Pool			☒
Pool Equipment			☒
Pool Maint. Accessories			☒
Pool Heater			☒

Item	Y	N	U
Pump: ☐ sump ☐ grinder			☒
Rain Gutters			☒
Range/Stove	☒		
Roof/Attic Vents	☒		
Sauna			☒
Smoke Detector	☒		
Smoke Detector - Hearing Impaired			☒
Spa			☒
Trash Compactor			☒
TV Antenna			☒
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System			☒

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units: <u>1</u> Heat pump
Evaporative Coolers		☒		number of units: _____
Wall/Window AC Units		☒		number of units: _____
Attic Fan(s)	☒			if yes, describe: <u>exhaust fan with thermostat</u>
Central Heat	☒			☒ electric ☐ gas number of units: _____
Other Heat		☒		if yes, describe: _____
Oven	☒			number of ovens: <u>1</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney	☒			☒ wood ☐ gas logs ☐ mock ☐ other: _____
Carport		☒		☐ attached ☐ not attached
Garage		☒		☐ attached ☐ not attached
Garage Door Openers		☒		number of units: _____ number of remotes: _____
Satellite Dish & Controls		☒		☐ owned ☐ leased from _____
Security System	☒			☒ owned ☐ leased from _____
Water Heater	☒			☒ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener		☒		☐ owned ☐ leased from _____
Underground Lawn Sprinkler		☒		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	☒			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: TL and Buyer: _____

Page 1 of 5

Concerning the Property at

4002 Center Hill Rd - main home

Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: composition Age: 2004 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

(TAR-1406) 9-01-11

Initialed by: Seller: fn

and Buyer: _____

Page 2 of 5

Concerning the Property at 4002 Center H.I. Rd - main house

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. 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 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: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
 - ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
 - ☐ ☒ 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
 - ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
 - ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
 - ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
 - ☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(TAR-1406) 9-01-11 Initialed by: Seller: in , _____ and Buyer: _____ , _____ Page 3 of 5

Concerning the Property at 4802 Carter Hill Rd

Section 6. Seller ☐ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☐ yes. If no or unknown, 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.

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.

Signature of Seller

Printed Name:

TERMY RUSTIN

Date

Signature of Seller

Printed Name:

Date

(TAR-1406) 9-01-11

Initialed by: Seller: TR

and Buyer: _____

Page 4 of 5

Concerning the Property at

4002 Canton Hill Rd

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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (4) The following providers currently provide service to the property:

Electric: <u>San Bernard Elec Coop</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>Bellville Propane</u>	phone #: _____

- (5) 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: _____	

Man Home



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 4002 Center Hill Rd

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: see reverse ☐ Unknown

- (4) Installer: Offmer Construction ☐ Unknown
- (5) Approximate Age: 1984, 1989 ☐ 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: _____
Phone: _____ 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? 2000
- (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.

Information about On-Site Sewer Facility concerning 4002 Center Hill Rd

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]

Signature of Seller _____ Date _____

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

Sweet Home

TEXAS ASSOCIATION OF REALTORS®
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

4002 Center Hill Rd 77418 - 9th floor

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ or ☐ never occupied the Property

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

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		☒	
Carbon Monoxide Det.		☒	
Ceiling Fans	2		
Cooktop		☒	
Dishwasher		☒	
Disposal		☒	
Emergency Escape Ladder(s)		☒	
Exhaust Fans	1		
Fences	☒		
Fire Detection Equip.		☒	
French Drain		☒	
Gas Fixtures		☒	
Natural Gas Lines		☒	

Item	Y	N	U
Liquid Propane Gas:		☒	
-LP Community (Captive)		☒	
-LP on Property		☒	
Hot Tub		☒	
Intercom System		☒	
Microwave		☒	
Outdoor Grill	1		
Patio/Decking	2		
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

Item	Y	N	U
Pump: ☐ sump ☐ grinder		☒	
Rain Gutters		☒	
Range/Stove		☒	
Roof/Attic Vents	☒		
Sauna		☒	
Smoke Detector		☒	
Smoke Detector - Hearing Impaired		☒	
Spa		☒	
Trash Compactor		☒	
TV Antenna		☒	
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System		☒	

Item	Y	N	U	Additional Information
Central A/C		☒		☐ electric ☐ gas number of units: _____
Evaporative Coolers		☒		number of units: _____
Wall/Window AC Units	2	☒		number of units: <u>2</u>
Attic Fan(s)		☒		if yes, describe: _____
Central Heat		☒		☐ electric ☐ gas number of units: _____
Other Heat		☒		if yes, describe: _____
Oven		☒		number of ovens: _____ ☐ electric ☐ gas ☐ other: _____
Fireplace & Chimney		☒		☐ wood ☐ gas logs ☐ mock ☐ other: _____
Carport		☒		☐ attached ☐ not attached
Garage		☒		☐ attached ☐ not attached
Garage Door Openers		☒		number of units: _____ number of remotes: _____
Satellite Dish & Controls		☒		☐ owned ☐ leased from _____
Security System		☒		☐ owned ☐ leased from _____
Water Heater	☒			☒ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener		☒		☐ owned ☐ leased from _____
Underground Lawn Sprinkler		☒		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	☒			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed-by: Seller: IN and Buyer: _____

Page 1 of 5

Concerning the Property at

4002 Center Hill Rd - guesthouse

Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: composition Age: 1989 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

(TAR-1406) 9-01-11

Initialed by: Seller: TL

and Buyer: _____

Page 2 of 5

Concerning the Property at

4002 Center Hill Rd - guest house

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. 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 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: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒ 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(TAR-1406) 9-01-11

Initialed by: Seller: ML

and Buyer: _____

Page 3 of 5

Concerning the Property at 4002 Center Hill Rd guest house

Section 6. Seller ☐ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- | | | |
|--|--|---|
| ☐ Homestead | ☐ Senior Citizen | ☐ Disabled |
| ☐ Wildlife Management | ☒ Agricultural | ☐ Disabled Veteran |
| ☐ Other: _____ | | ☐ Unknown |

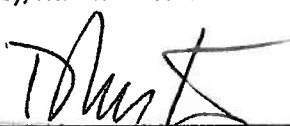
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, 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.

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.


Signature of Seller _____ Date _____
Printed Name: TERRY RUSTIN Printed Name: _____

(TAR-1406) 9-01-11

Initialed by: Seller: TR and Buyer: _____

Page 4 of 5

Concerning the Property at

4002 Center Hill Rd - guest house

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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (4) The following providers currently provide service to the property:

Electric: <u>San Bernard Electric Coop</u>	phone #: _____
Sewer: <u>septic</u>	phone #: _____
Water: <u>well</u>	phone #: _____
Cable: <u>none</u>	phone #: _____
Trash: <u>none</u>	phone #: _____
Natural Gas: <u>none</u>	phone #: _____
Phone Company: <u>none</u>	phone #: _____
Propane: <u>Bellville Propane</u>	phone #: _____

- (5) 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: _____	

Guest Home



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 4002 Center Hill Rd - guest house

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: see drawing ☐ Unknown

- (4) Installer: Ottmer Construction ☐ Unknown
- (5) Approximate Age: 1989 ☐ 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: _____
Phone: _____ 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? never
- (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.

Information about On-Site Sewer Facility concerning

4002 Center Hill Rd.

- 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
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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

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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