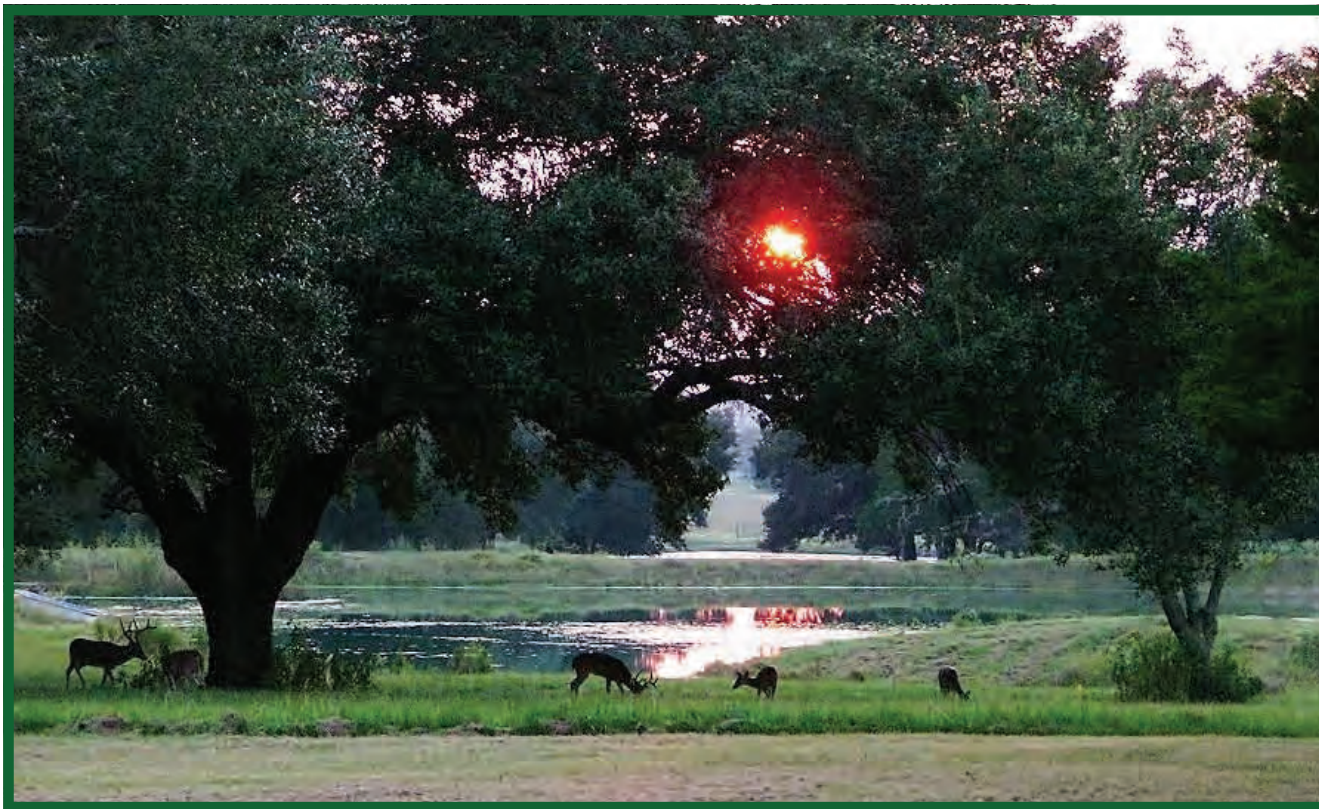




Triple J Ranch

2080 Zimmerscheidt Road
Columbus, TX 78934

For More Information Contact:

Bill Johnson & Associates Real Estate

420 East Main Bellville, Texas 77418

979-865-5969 ~ 281-463-3791 ~ 979-992-2636 ~

www.bjre.com

Imagine all the hunting and fishing stories you will be able create with your children and grandchildren on this beautiful 70 acres located in Colorado County off of Zimmerscheidt Road!

This secluded beautiful 70 acres features excellent hunting and fishing opportunities and is completely high fenced on all sides. The property includes large mature live oaks, tall pines, and scattered cedars that provide excellent coverage for its own herd of about 40 white tail deer. There are also two ponds, 4 and 5 acres in size, that are excellent for fishing, since they are stocked with bass, crappie, catfish, and a couple of grass carp. The 5 acre pond is uniquely built with a peninsula out into the middle of the pond that provides more coverage while fishing from the bank. Back up on the hill, nestled among some scattered oaks, is the perfect spot to build your dream home. The improvements on the property include a well-kept double wide manufactured home that has been placed upon a concrete slab, a small guest cottage, and a 60' x 40' metal building with six roll up stall doors. The metal building features a full bath, large storage areas, and an entertainment area that is perfect for hosting large parties. The property is about an hour west from Houston and just minutes from Columbus, Katy, Sealy, Bellville, and Brenham. Come and see this one today!!

Please call **Bill Johnson and Associates** at (979) 865-5466

to schedule your own private tour!!

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ALL PROPERTY SHOWINGS.*****



4 acre pond and Live Oak Trees





Entrance



View towards Pond



Scattered Oak Trees



Deer on Property



Sunset Across Pond



Part of Deer Herd



Price:	\$789,000
Type:	Residential (Farm-Ranch)
Address:	2080 Zimmerscheidt Rd
City/County:	Columbus, Colorado County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~1,680 Sq. Ft., ~70.00 Acres
ID No.:	73265
Status:	Active

Imagine all the hunting and fishing stories you will be able to create with your children and grandchildren on this beautiful 70 acres located in Colorado County off of Zimmerscheidt Road! This secluded beautiful property features excellent hunting and fishing opportunities and is completely high fenced on all sides. The property includes large mature live oaks, tall pines, and scattered cedars that provide excellent coverage for its own herd of about 40 white tail deer. There are also two ponds, 4 and 5 acres in size, that are excellent for fishing, since they are stocked with bass, crappie, catfish, and a couple of grass carp. The 5 acre pond is uniquely built with a peninsula out into the middle of the pond that provides more coverage while fishing from the bank. Back up on the hill, nestled among some scattered oaks, is the perfect spot to build your dream home. The improvements on the property include a well-kept double wide manufactured home that has been placed upon a concrete slab, a small guest cottage, and a 60' x 40' metal building with six roll up stall doors. The metal building features a full bath, large storage areas, and an entertainment area that is perfect for hosting large parties. The property is about an hour west from Houston and just minutes from Columbus, Katy, Sealy, Bellville, and Brenham. Come and see this one today!! Please call Bill Johnson and Associates at (979) 865-5466 to schedule your own private tour!! ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.***

[Click Here for a Color Brochure](#)





Improvements	Land Features	Other
3 Bedrooms 2 Bathrooms Approx. 1680 Sq F Single Floor Vinyl Exterior Composition Roof Age Range: 5-20 Yrs	Paved Road Frontage County Road Frontage Agricultural Exemption Minerals Conveyed: None 2+ Acre Lake Pond Heavily Wooded Rolling	School District: Columbus ISD Taxes: \$1,867.75 Financing Cash Conventional

Well Septic Formals Garage/Carport CHA Barns Additional House	Sandy Soil	
Directions: From Houston go west on Interstate 10 to Columbus and then go north on Business Hwy 71, turn right on FM 109 about eight miles and turn right on Zimmerscheidt Road. The property will be on the right. Look for the Bill Johnson Real Estate sign.		

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

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

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

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OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED

LOT OR ACREAGE LISTING

Location of Property: Northern Colorado County Listing #: 73265
 Address of Property: 2080 Zimmerscheidt Road Road Frontage: Approx 600'
 County: Colorado Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Lot Size or Dimensions: 70.00 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 70.0000
Price per Acre (or) _____
Total Listing Price: \$789,000.00
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: \$ 1,333.53
 County: \$ 516.32
 FM/Rd/Br.: _____
 Hospital: _____
 GCD: \$17.90
 TOTAL: \$ 1,867.75

Agricultural Exemption: ☒ Yes ☐ No
School District: Columbus I.S.D.

Minerals and Royalty: Seller to convey surface rights*
 Seller believes NONE *Minerals
 to own: NONE *Royalty
 Seller will NONE Minerals
 Convey: NONE Royalty

Existing 10-acre drill site on neighbor's land

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 Elec Coop
 Telephone: SWB
 Water: NONE
 Other: NONE

Improvements on Property:Home: ☒ YES ☐ NO See HOME listing if YesBuildings: Garage/Storage (40' X 60')
Small two-story One-room Guest HouseBarns: Old barn of little valueOthers: High fencing around perimeterApprox. % Wooded: 70%Type Trees: Pine, Live oaks, CedarFencing: Perimeter ☒ YES ☐ NOCondition: Good High FenceCross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: 2Sizes: 4 acres and 5 acresCreek(s): Name(s): NONERiver(s): Name(s): NONE**Water Well(s): How Many?** TWOYear Drilled: 1998; UnknownDepth 185'; 185'**Community Water Available:** ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name):San Bernard Electric Cooperative**Gas Service Provider**NONE**Septic System(s): How Many:** ONE**Soil Type:** Sandy**Grass Type(s):** Bajia, Native**Flood Hazard Zone:** See Seller's Disclosure or to benearest Town to Property:**Nearest Town to Property:** FrelsburgDistance Three milesDriving time from Houston One hour and 10 min**Items specifically excluded from the sale:**All of Sellers' personal property located on the subject property**Additional Information:**A herd of about 40 white tail deer on the property are included in the sale.

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ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

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HOME LISTING

Address of Home:	2080 Zimmerscheidt Road, Columbus, TX 78934		Listing	73265
Location of Home:	Northern Colorado County, near Frelsburg			
County or Region:	Colorado	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:	NONE	Property Size:	70 Acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Listing Price:	\$789,000.00			
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:	1998			
Lead Based Paint Addendum Required if prior to 1978:	☐ YES			
Bedrooms:	3	Bath:	2	
Size of Home (Approx.)	1,680 Living Area			
	Total			
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other			
Roof Type:	Composition	Year Installed:	2005	
Exterior Construction:	Vinyl			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:				
Dining Room:	9' X 13'			
Kitchen:	11' X 13'			
Family Room:	16' X 28'			
Utility:	7' X 8'			
Bath:	Master 8' X 12'	☒ Tub	☒ Shower	
Bath:		☒ Tub	☒ Shower	
Bath:		☐ Tub	☐ Shower	
Master Bdrm:	13' X 13'			
Bedroom:	10 X 12'			
Bedroom:	9' X 13'			
Bedroom:				
Other:				
Garage:	☐ Carport: ☐	No. of Cars:		
Size:	☐ Attached ☐ Detached			
Porches:				
Front: Size:	2' X 6'			
Back: Size:				
Deck: Size:	8' X 60'	☐ Covered		
Deck: Size:		☐ Covered		
Fenced Yard:	NO			
Outside Storage:	☒ Yes ☐ No	Size:	40' x 60'	
Construction:	Metal			
TV Antenna	☐ Dish ☒ Cable ☐			

Home Features

- ☒ Ceiling Fans No. 4
- ☒ Dishwasher
- ☐ Garbage Disposal
- ☒ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric
- ☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

All of Seller's personal property located on the premises.

Heat and Air:

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

Utilities:

Electricity Provider: San Bernard

Gas Provider: None

Sewer Provider: None

Water Provider: None

Water Well: ☒ YES ☐ NO Depth: 185'

Year Drilled: 1998; Unknown

Average Utility Bill: Monthly: \$175.00

Taxes: 2011 Year 2011

School: \$1,333.53

County: \$516.32

FM/Rd/Br: \$17.90

GWCD: \$17.90

City: \$1,867.75

Taxes: \$1,867.75

School District: Columbus ISD

Additional Information:

The herd of 40+ white tailed deer are included in sale.

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Guest House

Address of Home: 2080 Zimmerscheidt Road, Columbus, TX Listing #: 73265
Location of Home: Northern Colorado County near Frelsburg
County or Region: Colorado For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: NONE Property Size: 70 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price: \$789,000.00

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: After 1987

Lead Based Paint Addendum Required if prior to 1987 ☐ YES

Bedrooms: ONE Baths:

Size of Home (Approx.) 360 Living Area

Total

Foundation: ☐ Slab ☒ Pier/Beam ☐ Other

Roof Type: Comp Year Installed: Unknown

Exterior Construction Asbestos Shingles

Room Measurements: APPROXIMATE SIZE:

General Use 12' X 30'

Utility Room:

Bath: ☐ Tub ☐ Shower

Bath: ☐ Tub ☐ Shower

Bath: Master ☐ Tub ☐ Shower

Bedroom:

Bedroom:

Bonus Room

Bedroom:

Other: Large Pantry

Garage: ☐ Carport: ☐ No. of Cars:

Size: ☐ Attached ☐ Detached

Porches:

Front: Size: 8' X 16' (Covered)

Back: Size:

Deck: Size: ☐ Covered

Deck: Size: ☐ Covered

Fenced Yard:

Outside Storage: ☐ Yes ☐ No Size:

Construction:

TV Antenna ☐ Dish ☐ Cable ☐

Home Features:

☐ Ceiling Fans No.

☐ Dishwasher

☐ Garbage Disposal

☐ Microwave (Built-In)

☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric

☐ Other

Items Specifically Excluded from The Sale: LIST:

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:

Gas Provider:

Sewer Provider:

Water Provider:

Water Well: ☐ YES ☐ NO Depth:

Year Drilled:

Average Utility Bill: Monthly:

Taxes: Year

School:

County:

FM/Rd/Br:

Hospital:

City:

Taxes:

School District:

Additional Information:

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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 MAHAR HILLS

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		X	
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.			X
French Drain		X	
Gas Fixtures		X	
Natural Gas Lines		X	

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

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: CR and Buyer: _____

Page 1 of 5

Concerning the Property at _____

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: Shingles Age: 7 (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): _____

Dishwasher
Microwave

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*		☒

Concerning the Property at _____

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

Small Kitchen Fire in 2004

*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.)

- | <u>Y</u> | <u>N</u> | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | 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): _____

Concerning the Property at _____

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 _____ Signature of Seller _____ Date _____
Printed Name: Melvin VAN ROEHLING Printed Name: _____

(TAR-1406) 9-01-11 Initialed by: Seller RV and Buyer: _____ Page 4 of 5

Concerning the Property at _____

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</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: <u>AT & T</u> | phone #: _____ |
| Propane: _____ | 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: <u>MELVIN VAN ROEHLING</u>		Printed Name: _____	

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 GUEST 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		X	
Carbon Monoxide Det.		X	
Ceiling Fans		X	
Cooktop		X	
Dishwasher		X	
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans		X	
Fences		X	
Fire Detection Equip.		X	
French Drain		X	
Gas Fixtures		X	
Natural Gas Lines		X	

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

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: _____

Page 1 of 5

Concerning the Property at _____

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-1806 concerning lead-based paint hazards).

Roof Type: Shingles Age: 7 (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 <u>Light</u>	☒	
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*		☒

Concerning the Property at _____

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

light wood rotting on exterior

*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.

☒ Y ☒ N

☒ 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.

☒ Y ☒ N

☒ 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: _____

☒ Y ☒ N

☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ Y ☒ N

☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ Y ☒ N

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

☒ Y ☒ N

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

☒ Y ☒ N

☒ 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).

☒ Y ☒ N

☒ 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): _____

Concerning the Property at _____

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: MELVIN VAN ROEHLING

Date

Signature of Seller
Printed Name: _____

Date

Concerning the Property at _____

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</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: _____ | 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:	<u>MELVIN VAN ROEHLING</u>			Printed Name:	_____		

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

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: ☒ Unknown
- (4) Installer: Faldyn Electric & Plumbing ☐ Unknown
- (5) Approximate Age: 14 ☐ 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.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller (R) Page 1 of 2

Bill Johnson & Associates Real 420 E. Main Bellville, TX 77418
Phone: (555)555-5555

Fax: Donald Cornett

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com

Rochling, Melv

Information about On-Site Sewer Facility concerning _____

- 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.

Melvin Van Roehling
Signature of Seller _____ Date _____

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



2080 Zimmerscheidt Rd

Zimmerscheidt Rd

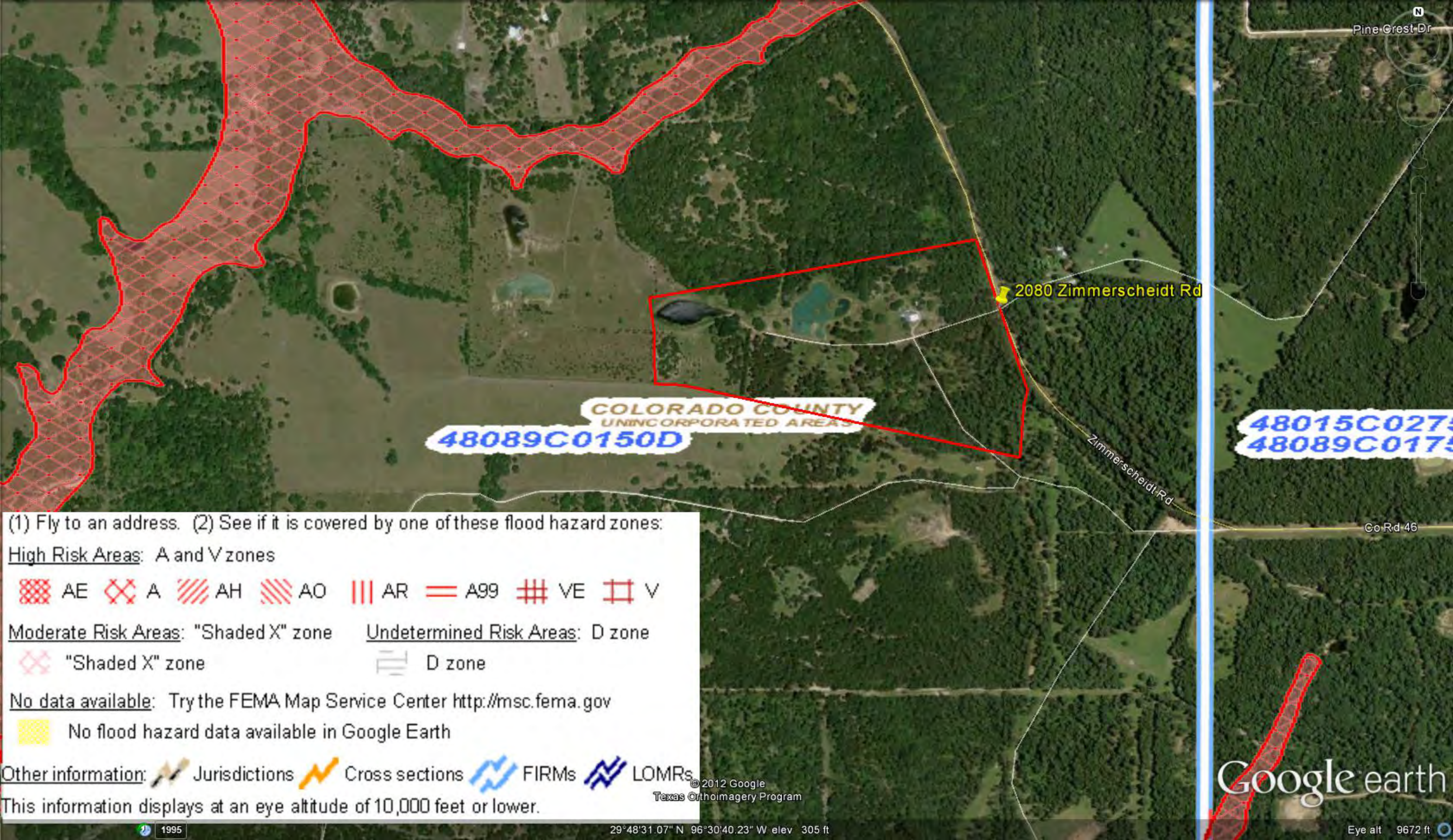
© 2012 Google
Texas Orthoimagery Program

Google earth

Imagery Date: 3/31/2008 1995

29°48'37.45" N 96°30'27.81" W elev 327 ft

Eye alt 4569 ft



(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

Moderate Risk Areas: "Shaded X" zone Undetermined Risk Areas: D zone

"Shaded X" zone D zone

No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

No flood hazard data available in Google Earth

Other information: Jurisdictions Cross sections FIRMs LOMRs

This information displays at an eye altitude of 10,000 feet or lower.

Google earth

FRED & FREDI
KATHAN

125.01 AC

431/093

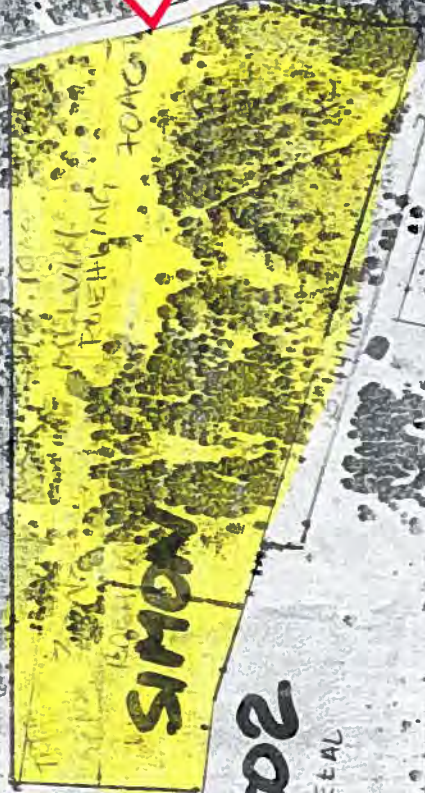
CASPER

SIMON

A-502

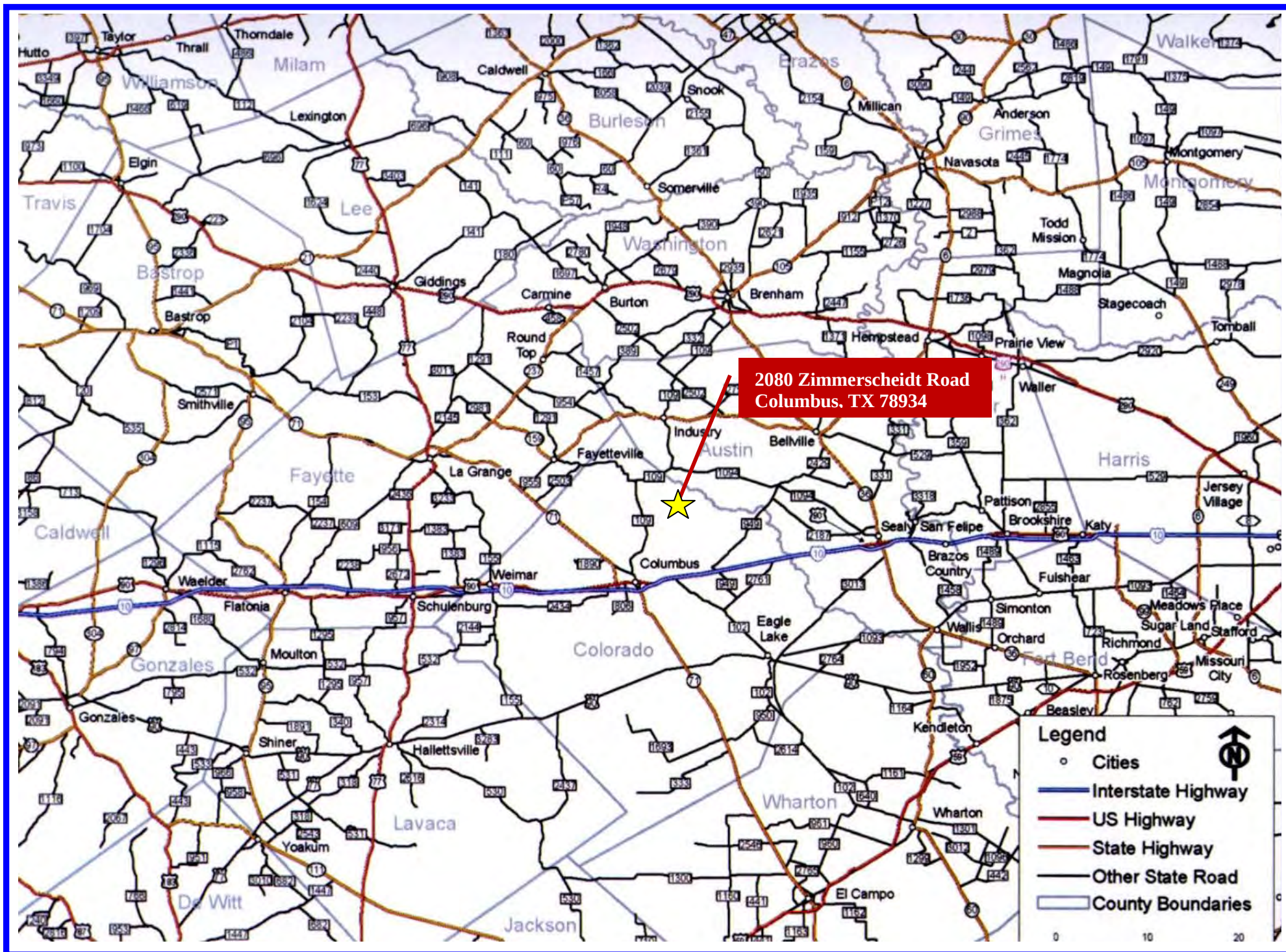
DARRELL D. RAY EAL
114,58 AC

STEVEN WILSON
296,62 AC



2.52 AC

SHAW



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.

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-8888.

