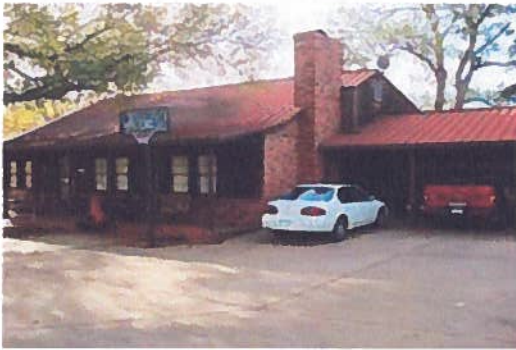


# Bill Johnson Real Estate Company



Price:	<b>\$256,000</b>
Type:	Residential (Town-S/D)
Address:	109 E Thaemer St
City/County:	Bellville, Austin County
Bed/Bath:	5 Bed, 3 Bath
Size/Acreage:	~2,806 Sq. Ft., ~0.70 Acres
ID No.:	70816
Status:	Active

Spacious family home on large lot near schools, churches, parks and downtown. Separate 2BR/1B living quarters for family members, guests, or renters. Lots of covered storage for as many as seven cars, boats, and ATVs. Some updating to the home and retains much of the original rich wood flooring. Living, dining, and kitchen arranged in an open concept. Huge master bedroom. \*\*\*BILL JOHNSON REAL ESTATE WILL COBROKER IF BUYER'S AGENT ACCOMPANIES ALL SHOWINGS\*\*\*

Improvements	Land Features	Other
5 Bedrooms 3 Bathrooms Approx. 2806 Sq F Single Floor Brick Exterior Metal Roof Age Range: Over 20 Yrs Public Water Sewer Fireplace Garage/Carport CHA	Paved Road Frontage Minerals Conveyed: All Mostly Flat Sandy Soil	School District: Bellville Taxes: \$5,230.03  <b>Financing</b>  Cash Conventional
<b>Directions:</b> from Courthouse Square, go south on Bell St about .57 mile, till it dead-ends into E Thaemer St., property right in the corner of Bell and Thaemer		

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

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

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

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

[www.bjre.com](http://www.bjre.com)

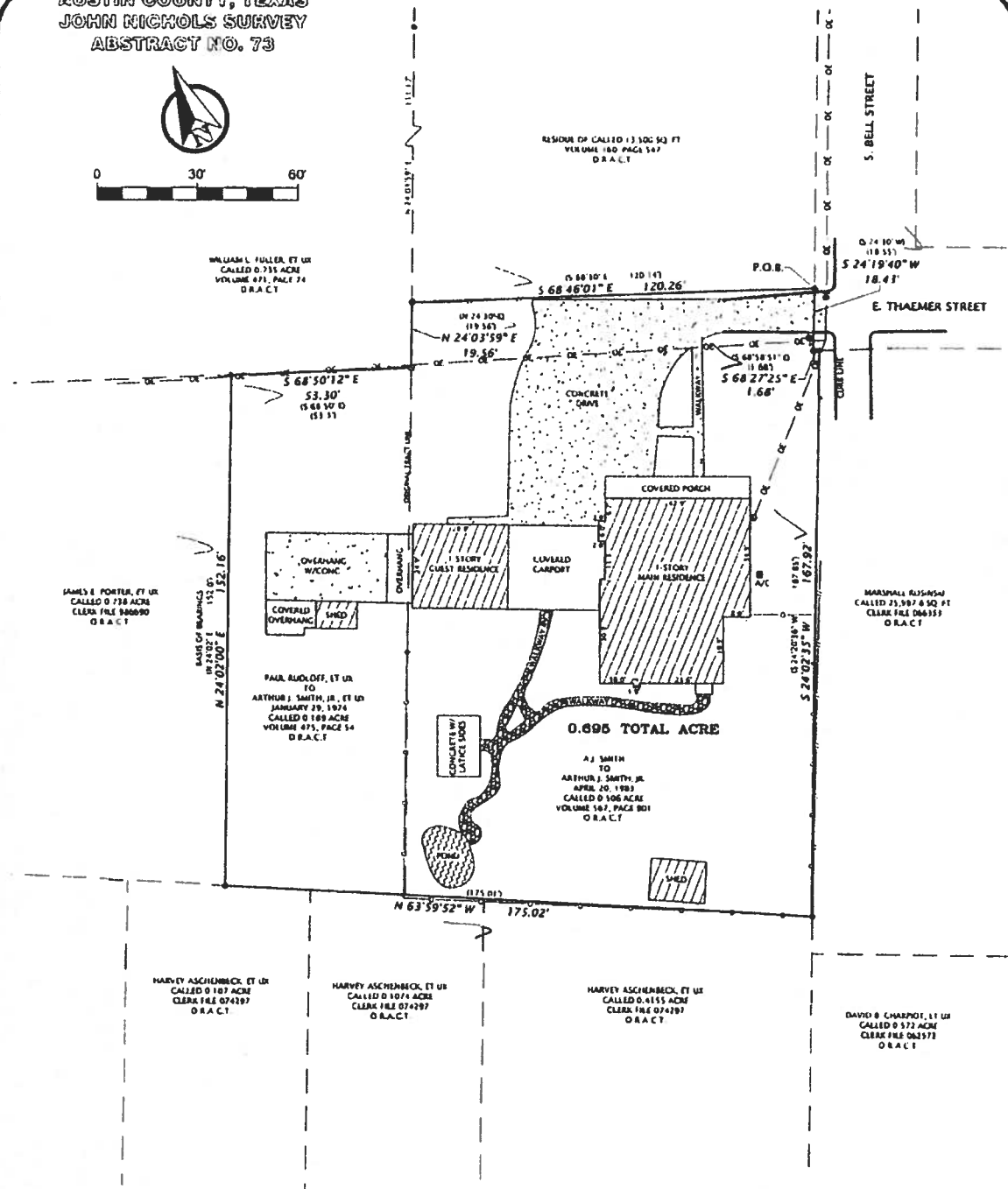
NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

**HOME LISTING**

Address of Home:	109 E Thaemer St, Bellville, Texas 77418		Listing #70816
Location of Home:	.57 mi. SE of Bellville Square south on Bell St to 109 E Thaemer St		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		Property Size:	0.695 acre
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Listing Price:</b>	<b>\$256,000.00</b>		
<b>Terms of Sale</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Sell.-Fin. Terms:</b>			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			
<b>Size and Construction:</b>			
Year Home was Built:	1947		
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms: 5	Bath: 3		
Size of Home (Approx.)	2,806 Living Area		
	2,806 Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	metal Year Installed: _____		
Exterior Construction:	brick veneer		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room:	18x29		
Dining Room:	16x19		
Kitchen:	13x16		
Family Room:			
Utility:	6x9		
Bath:	5x7 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Bath:	6x7 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Master Bdrm:	17x23		
Bedroom:	11x11		
Bedroom:	11x13		
Bedroom:			
Office:	11x16		
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 3		
Size:	27x30 <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>			
Front: Size:	6x48 covered		
Back: Size:			
Deck: Size:	<input type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:	back yard chain linked fenced		
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: _____		
Construction:	woodframe/w brick veneer		
TV Antenna:	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input checked="" type="checkbox"/>		
<b>Home Features</b>			
<input checked="" type="checkbox"/> Ceiling Fans	No. _____ 3		
<input checked="" type="checkbox"/> Dishwasher			
<input checked="" type="checkbox"/> Garbage Disposal			
<input type="checkbox"/> Microwave (Built-In)			
<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<input type="checkbox"/> Refrigerator			
<b>Items Specifically Excluded from The Sale: LIST:</b>	all seller and renter personal property		
<b>Heat and Air:</b>			
<input checked="" type="checkbox"/> Central Heat	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/>	
<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	
<input type="checkbox"/> Other:			
<input checked="" type="checkbox"/> Fireplace(s)			
<input type="checkbox"/> Wood Stove			
<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
<b>Utilities:</b>			
Electricity Provider:	City of Bellville		
Gas Provider:	City of Bellville		
Sewer Provider:	City of Bellville		
Water Provider:	City of Bellville		
Water Well:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth: _____		
	Year Drilled: _____		
Average Utility Bill:	Monthly: _____		
<b>Taxes:</b>	2011 Year		
School:	\$3,091.20		
County:	\$655.04		
FM/Rd/Br:	\$357.95		
Hosp	\$164.13		
City:	\$961.71		
<b>Taxes:</b>			
School District:	Bellville		
<b>Additional Information:</b>			
Total Bedroom and Bathroom count includes separate living quarters that is 2BR/1B shower only			
Living Room 14x15, Bath 6x6, Kitchen 8x9,			
2 Bedrooms both 11x12			
Storage areas 8x12 and 6x7, Gazebo 9x12			
Additional covered storage 22x48 (4 vehicles)			

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

AUSTIN COUNTY, TEXAS  
JOHN NICHOLS SURVEY  
ABSTRACT NO. 73



**SURVEY NOTES**

- ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF THE CALLED 0.189 ACRE TRACT AS DESCRIBED IN VOLUME 475, PAGE 34, AUSTIN COUNTY DEED RECORDS.
- PER GRAPHICAL SCALING ONLY, THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE II), AN AREA DETERMINED BY FEMA TO BE OUTSIDE THE FLOOD HAZARD BOUNDARY AREA AS PER FEMA FIRM MAP NO. 48015C0150 C, EFFECTIVE JANUARY 17, 1990.
- THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON MARCH 18, 2010 (EFFECTIVE MARCH 12, 2010) BY BELLVILLE ABSTRACT, G.F. NO. 39261.
- PER ABOVE SAID TITLE COMMITMENT PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. AS PER VOL. 133, PG. 59, VOL. 125, PG. 41, D.B.A.C.T. AND ANY OTHER THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
- A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

**SURVEYOR CERTIFICATION**

THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

*Matthew W. Loessin*  
FOR FRANK SURVEYING CO. INC.  
BY MATTHEW W. LOESSIN, RPLS  
TEXAS REGISTRATION NO. 5953

03/31/2010



**LEGEND**

- 1/2" IRON ROD FOUND
- 2" GALVANIZED FENCE POST
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ELECTRIC METER
- WATER METER
- GUY ANCHOR
- CHAIN LINK FENCE
- WOOD FENCE
- RECORD INFORMATION

PROPERTY ADDRESS: 109 E THAMER STREET, BELLVILLE, TX 77418

**SURVEY PLAT OF 0.695 ACRE  
JOHN NICHOLS SURVEY  
ABSTRACT NO. 73  
AUSTIN COUNTY, TEXAS**

DATE: 03/26/2010  
DRAWN BY: MWS  
CHECKED BY: MWS  
FIELD CREW: AJM/SPM  
PROJECT NO: 1003064  
COUNTY: AUSTIN  
SCALE: 1" = 30'  
SHEET: 1 OF 1

**FRANK**  
SURVEYING COMPANY INC.  
1205 Walnut Street - Columbus, TX 76904  
Ph: 979.732.3114 Fax: 979.732.5271  
www.franksurveying.com  
SURVEYING/PLS/IGLS SERVICES

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# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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on 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure 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.

109 E Thaemer St main House  
Bellville, Tx 77418

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 WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER PARTY.

Is ☐ 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
Multiple TV Wiring			
Carbon Monoxide Det.			
Window Fans	<input checked="" type="checkbox"/>		
Appliances	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Posal			
Emergency Escape			
Stair(s)			
Exhaust Fans			
Windows			
Fire Detection Equip.			
Drain			
Sinks			
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
Pump: <input type="checkbox"/> sump <input type="checkbox"/> 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	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers				number of units: _____
Mini/Window AC Units				number of units: _____
Electric Fan(s)				if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Baseboard Heat				if yes, describe: _____
Ovens				number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Stoveplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage				<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater				<input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener				<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler				<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TAR-1407)

109 E Thaemer St  
Bellville, Tx 77418

MAN Home

Concerning the Property at \_\_\_\_\_

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

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

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

Type: wn/c Age: \_\_\_\_\_ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ 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 need 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
Asphalt		<input checked="" type="checkbox"/>
Drainage		<input checked="" type="checkbox"/>
Drains		<input checked="" type="checkbox"/>
Refrigerators		<input checked="" type="checkbox"/>
Critical Systems		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>

If 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
Minimum Wiring		
Asbestos Components		
Deadened Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		
Endangered Species/Habitat on Property		
Utility 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		
Flooded in 100-year Floodplain		
Flooded in Floodway		
Recent Flood Ins. Coverage (see, 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
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 \_\_\_\_\_

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 that has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach additional sheet 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.)

- ☒ N
- ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or 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  
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 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.

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



governing the Property at \_\_\_\_\_

109 E Thaemer St  
Bellville, Tx 77418

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

ion 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:

Section 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.*

ion 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

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

ion 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.*

I acknowledge that the statements in this notice are true to the best of Seller's belief and that no person, including any agent(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

Signature of Seller

D

Printed Name: Mark Skelton, Bastion Prop

Printed Name: Charley Smith, Bastion Prop

erning the Property at \_\_\_\_\_

109 E Thaemer St  
Bellville, Tx 77418

**ADDITIONAL NOTICES TO BUYER:**

The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine registered sex offenders are located in certain zip code areas. To search the database, visit [www.txdps.state.tx.us](http://www.txdps.state.tx.us). For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of 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 ordinary authority over construction adjacent to public beaches for more information.

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

The following providers currently provide service to the property:

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____

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.

Undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	D
Printed Name: _____		Printed Name: _____	



*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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