

NOTICE TO BUYER AND SELLER OF REAL ESTATE

1. PROPERTY INSPECTION

Purchasers of real estate are encouraged to have property under contract for purchase inspected by a qualified inspector of the purchaser's choice. Paragraph 7B of the Texas Real Estate Commission promulgated contract forms provides the purchaser with this option. Real Estate licensees are NOT qualified to inspect or advise purchasers about property condition. Real estate licensees are NOT qualified to advise purchasers regarding the selection of any specific inspector to perform a property. The Texas Real Estate Commission (TREC) licenses and regulates real estate property inspectors and will provide a list of licensed inspectors to purchasers on request. Licensed inspectors may also be found by referring to the telephone directory yellow pages. In addition to TREC licensed inspectors some other licensed professionals are qualified by law to do property inspections, e.g. electricians, plumbers, and professional engineers. Real estate licensees are required by law to disclose any property defects known to the licensee.

2. PROPERTY INSURANCE

Sellers of real estate are advised to consult with their insurance agent prior to closing and/or change of possession as insurance coverage may be limited or terminated. Purchasers are advised to consult with their insurance professional to provide an insurance program to meet their specific needs.

3. FEDERAL FAIR HOUSING LAW

Real estate licensees are prohibited by law from discriminating in residential real estate under the protected categories of race, religion, sex, national origin, handicap, and familial status.

4. SPECIAL USE AND ACTIVITIES

Zoning laws, deed restrictions, restrictive covenants, and owner's association restrictions may prohibit or restrict certain uses and activities for real estate. Purchasers of real estate are advised to consult with appropriate authorities to determine if anticipated uses and activities for the property are allowed.

Ammi Alr
Signature of Buyer/Seller

11-14-22
Date

Renee Lollar
Signature of Licensee

Signature of Buyer/Seller

Date

Kellen Williams
Name of Real Estate Company