



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 218 Louis Yorktown  
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? never

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Y Range
- N Dishwasher
- Y Washer/Dryer Hookups
- N Security System
- N TV Antenna
- Y Ceiling Fan(s)
- Y Central A/C
- Y Plumbing System
- N Patio/Decking
- N Pool
- N Pool Equipment
- N Fireplace(s) & Chimney (Wood burning)
- N Natural Gas Lines
- N Liquid Propane Gas: U LP Community (Captive) U LP on Property
- N Fuel Gas Piping: U Black Iron Pipe U Corrugated Stainless Steel Tubing U Copper
- Garage: Y Attached N Not Attached Y Carport
- Garage Door Opener(s): Y Electronic Y Control(s)
- Water Heater: N Gas Y Electric
- Water Supply: Y City N Well N MUD N Co-op
- Y Oven
- N Trash Compactor
- Y Window Screens
- N Fire Detection Equipment
- N Smoke Detector
- N Smoke Detector-Hearing Impaired
- N Carbon Monoxide Alarm
- N Emergency Escape Ladder(s)
- N Cable TV Wiring
- N Attic Fan(s)
- Y Central Heating
- N Septic System
- N Outdoor Grill
- N Sauna
- N Pool Heater
- Y Microwave
- N Disposal
- N Rain Gutters
- N Intercom System
- N Satellite Dish
- Y Exhaust Fan(s)
- N Wall/Window Air Conditioning
- Y Public Sewer System
- Y Fences
- N Spa N Hot Tub
- N Automatic Lawn Sprinkler System
- N Fireplace(s) & Chimney (Mock)
- N Gas Fixtures

Roof Type: Composition shingle Age: Sept. 28 2022 (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\*  Yes  No  Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |  |                             |                            |
|--|-----------------------------|----------------------------|
| <u>N</u> Interior Walls                                | <u>N</u> Ceilings           | <u>N</u> Floors            |
| <u>N</u> Exterior Walls                                | <u>N</u> Doors              | <u>N</u> Windows           |
| <u>N</u> Roof  | <u>N</u> Foundation/Slab(s) | <u>N</u> Sidewalks         |
| <u>N</u> Walls/Fences                                  | <u>N</u> Driveways          | <u>N</u> Intercom System   |
| <u>N</u> Plumbing/Sewers/Septics                       | <u>N</u> Electrical Systems | <u>N</u> Lighting Fixtures |
| <u>N</u> Other Structural Components (Describe): _____ |                             |                            |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |  |
|---|--|
| <u>N</u> Active Termites (includes wood destroying insects) | <u>N</u> Previous Structural or Roof Repair                          |
| <u>N</u> Termite or Wood Rot Damage Needing Repair          | <u>N</u> Hazardous or Toxic Waste                                    |
| <u>N</u> Previous Termite Damage                            | <u>N</u> Asbestos Components   |
| <u>N</u> Previous Termite Treatment                         | <u>N</u> Urea-formaldehyde Insulation                                |
| <u>N</u> Improper Drainage                                  | <u>N</u> Radon Gas   |
| <u>N</u> Water Damage Not Due to a Flood Event              | <u>N</u> Lead Based Paint  |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines     | <u>N</u> Aluminum Wiring   |
| <u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*   | <u>N</u> Previous Fires  |
|   | <u>N</u> Unplatted Easements   |
|   | <u>N</u> Subsurface Structure or Pits                                |
|   | <u>N</u> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain (attach additional sheets if necessary).

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Present flood insurance coverage
- N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- N Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- N Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- N Located  wholly  partly in a floodway
- N Located  wholly  partly in a flood pool
- N Located  wholly  partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No. If yes, explain (attach additional sheets as necessary):

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No. If yes, explain (attach additional sheets as necessary):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

Pecan Valley Groundwater

- 10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- 11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

<u>Paulette Menn</u>	<u>6-29-24</u>		
<small>Signature of Seller</small>	<small>Date</small>	<small>Signature of Seller</small>	<small>Date</small>

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

<hr/>	<hr/>
<small>Signature of Purchaser</small>	<small>Signature of Purchaser</small>
<hr/>	<hr/>
<small>Date</small>	<small>Date</small>



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.



**ACCOUNT**

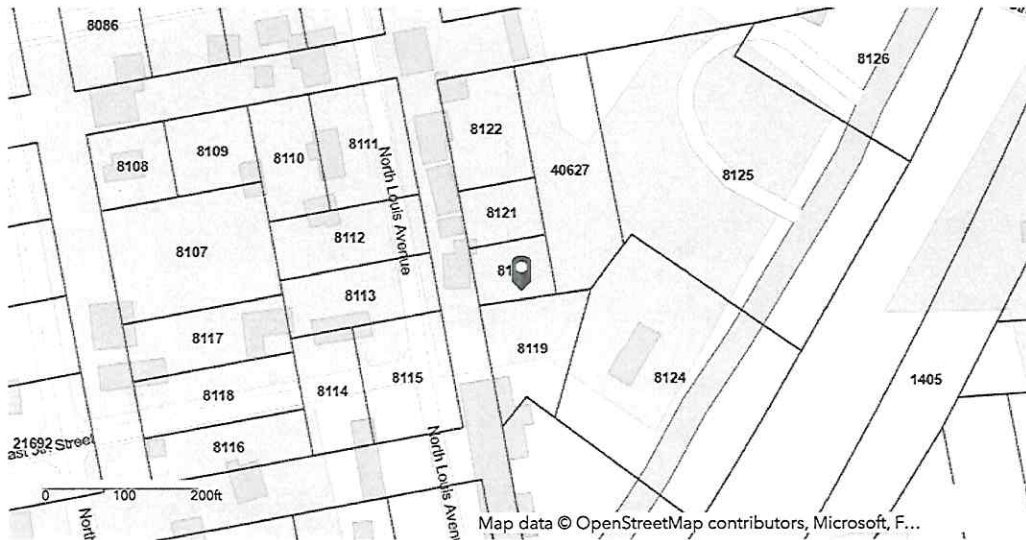
Parcel ID 8120  
Legal Description PT 1 4 HEINRICH YKTN  
Additional Legal Information  
Additional Legal Information 2  
Additional Legal Information 3  
Geographic ID 18950-00004-00012-000000  
Description REAL  
Agent  
Category Code A1 - REAL RES SINGLE FAMI  
Total Acres 0.1683

**OWNER**



Owner ID R97816  
Name MENN PAULETTE  
Care of  
Mailing Address 2387 STATE HWY 119 N YORKTOWN TX 78164  
% Ownership 1.000000  
Exemptions

Show Map



*pm*

**LOCATION**



Location 218 LOUIS YORKTOWN TX 78164

Map ID

**VALUES**

Values shown are 2024 Preliminary Values and are subject to change before certification



Improvement Hs	0
Improvement Nhs	120,090
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	1,280
Market Value	121,370
Land Market Value	0
Ag/Timber Value	0
Market Taxable	121,370
Homestead Cap Loss	0
Circuit Breaker Limitation	0
Appraised Value	121,370

**IMPROVEMENT BUILDING**



Sequence	Type	Class	Year Built	Sqft	Total Value
1	RES BRK	2	1970	1285	99840
2	PCH BRK	2	1970	20	410
3	GAR BAT	2	1970	324	13370
4	CPT FRM	2	1970	440	6050
5	STG	2	1980	100	420

*pm*

**LAND**



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Val
1			0.1683	7330.00	73.30	100.00	1280

**TAXING JURISDICTIONS**



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.2970000	121,370	121,370
01R	DEWITT COUNTY	0.0000000	121,370	121,370
10	YORKTOWN CITY	0.5412900	121,370	121,370
32	YORKTOWN I.S.D.	0.6924000	121,370	121,370
63	DEWITT CO ROAD #3	0.0690100	121,370	121,370
69	PECAN VALLEY WATER DIS	0.0022100	121,370	121,370

**ROLL VALUE HISTORY**



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	120,090	1,280	0	0	121,370	0	121,370
2023	113,030	1,280	0	0	114,310	0	114,310
2022	93,150	1,280	0	0	94,430	0	94,430
2021	92,300	1,280	0	0	93,580	7,060	86,520
2020	77,370	1,280	0	0	78,650	0	78,650

**DEED HISTORY**



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
05-10-2022	WIL	WILL	BROOM LILLIAN EST.	MENN PAULETTE	...	...	PR2022-12258
11-01-1998		...	...	BROOM LILLIAN	0	0	...

**DISCLAIMER :** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

*pm*



# Information About Brokerage Services

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

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Weischwill Real Estate</u>	<u>9008387</u>	<u>weischwill@sbcglobal.net</u>	<u>361-491-5070</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Weischwill Real Estate LLC</u>	<u>9008387</u>	<u>weischwill@sbcglobal.net</u>	<u>361-491-5070</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mark K. Weischwill</u>	<u>213597</u>	<u>weischwill@sbcglobal.net</u>	<u>361-564-8591</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jennifer D. Webb</u>	<u>648592</u>	<u>consideritsold@yahoo.com</u>	<u>361-676-9322</u>
Sales Agent/Associate's Name	License No.	Email	Phone

pm Buyer/Tenant/Seller/Landlord Initials      1-29-24 Date





**PECAN VALLEY GROUNDWATER CONSERVATION DISTRICT**

1009 N. Esplanade, Cuero, Texas 77954

(361) 275-8188

E-Mail: [director@pvgcd.org](mailto:director@pvgcd.org) Website: [www.pvgcd.org](http://www.pvgcd.org)

**NOTICE TO PURCHASER**

TO PURCHASER SHOWN BELOW:

The Pecan Valley Groundwater Conservation District (PVGCD) is not a water provider or utility. The service it provides, is the registration or permitting of groundwater wells, and regulations related to those wells. House Bill 1221 relates to disclosures in connection with real property subject to groundwater regulation.

The real property, described below, that you are about to purchase, is located in the **Pecan Valley Groundwater Conservation District (PVGCD), DeWitt County, Texas**. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. The adopted tax rate for **Tax Year 2023 is \$0.00221 per \$100.00** assessed valuation.

The legal description of the property which you are acquiring is as follows (or alternatively, the latitude and longitude of the well/wells location/s):

*218 Louis Johnson, TX 78164*

The purpose of the PVGCD is to conserve, preserve, protect, and recharge the groundwater resources and prevention of waste of groundwater resources, over which it has jurisdictional authority, for the benefit of the District constituents in DeWitt County. **If an active or abandoned water well of any type is located on your property, you are required by PVGCD to register the well and/or transfer well ownership.** Before any new water well may be drilled or completed, it must be registered with the PVGCD and receive specific authorization to commence drilling. There is no need to register a well that has been permanently plugged. Depending on the type and or use of the well, it is possible that the well will additionally require an operating permit. Forms, Rules and further information regarding this process can be found on the District's website at [www.pvgcd.org](http://www.pvgcd.org). For small tract purchases, please note the District's Rule 7 - Spacing Requirements.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to closing of the purchase of the real property described in such notice and **agrees to file a copy a copy with the PVGCD.**

**ACKNOWLEDGEMENT**

\_\_\_\_\_  
Purchaser Signature and Printed Name

*Paulette Menon*  
\_\_\_\_\_  
Seller Signature and Printed Name

Date of Purchase \_\_\_\_\_

**Please mail or email a signed copy to Pecan Valley GCD**



**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW**



CONCERNING THE PROPERTY AT 219 Louis Yorktown  
(Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
  - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_
  - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
- 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
  - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_
  - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS (check one box only):**

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):**

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Paulette Menn</u>	<u>6-29-24</u>
		Seller	Date
Buyer	Date	<u>Genny DONELL</u>	<u>6/29/2024</u>
		Listing Broker	Date
Other Broker	Date		



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)