

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
FOR VOLUNTARY USE

10-10-11



NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

9422 Pecos Pass Ct, Cypress, TX 77433

(Address of Property)

A. For an additional sum of \$ _____ and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Washer and Dryer currently in the home.

B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.

C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Buyer

DocuSigned by:
JoAnn Murray
Seller
ID: 277F474D8...
JoAnn Murray

Buyer

Seller



This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>).

TREC NO. 57-0



ADDENDUM REGARDING FIXTURE LEASES



CONCERNING THE PROPERTY AT: 9422 Pecos Pass Ct Cypress
(Street Address and City)

A. Leased Fixtures are those fixtures in or on the Property that Seller leases and does not own, specifically the: solar panels, propane tanks, water softener, security system, _____ (collectively, the Leased Fixtures). All rights to the Leased Fixtures are governed by Fixture Leases.

(1) At closing, Buyer shall assume and Seller shall assign to Buyer the following Fixture Leases: solar panel lease, propane tank lease, water softener lease, security system lease, _____. Buyer shall pay the first \$ _____ of any cost necessary to assume or receive an assignment of the Fixture Leases and Seller shall pay the remainder. Buyer and Seller agree to sign any documents required by the lessor in the Fixture Leases to assume or assign the Fixture Leases.

(2) Prior to closing, Seller will will not remove the Leased Fixtures covered by the Fixture Leases that Buyer does not assume. Seller will repair any damage to the Property caused by any removal. Notice: Any Leased Fixture remaining in the Property are subject to the rights of the lessor under the Fixture Lease.

B. Delivery of Fixture Leases:

- (1) Buyer has received a copy of all Fixture Leases Buyer has agreed to assume.
- (2) Buyer has not received a copy of all Fixture Leases Buyer has agreed to assume. Seller shall provide a copy of the Fixture Leases within 5 days after the Effective Date. Buyer may terminate the contract within 7 days after the date the Buyer receives the Fixture Leases and the earnest money shall be refunded to Buyer.
- (3) Seller provides Buyer with notice of the following oral Fixture Lease(s) (or on the attached exhibit), identifying the name of the lessee(s), rental amount, and term: _____

C. At closing, there will be no liens or security interests against Leased Fixtures which will not be satisfied out of the sales proceeds except for Leased Fixtures covered by Fixture Leases Buyer agrees to assume.

Notice: Seller and Buyer should consult with the lessor and their attorneys regarding the assignment, assumption, or termination of any Fixture Leases.

Buyer

DocuSigned by:
JoAnn Murray

Seller **JoAnn Murray**

Buyer

Seller



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 license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 52-1.

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 172

The real property that you are about to purchase is located in Harris County Municipal Utility District No. 172 and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds.

The current rate of the district property tax is \$0.58 on each \$100 assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by voters are:

- \$50,000,000 for water, sewer, and drainage facilities;
- \$0.00 for road facilities; and
- \$0.00 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

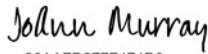
- \$35,265,000 for water, sewer, and drainage facilities;
- \$0.00 for road facilities; and
- \$0.00 for parks and recreational facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the district is to provide water, sewer, drainage, flood control, or other types of facilities and services. The cost of district facilities is not included in the purchase price of your property.

3/27/2026 | 8:30:02 PM CDT

Date

DocuSigned by:

 36AAFD277F474D8...
 Signature of Seller JoAnn Murray

[ACKNOWLEDGMENT OF SELLER]

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of the purchase of the real property.

Date

Signature of Purchaser

[ACKNOWLEDGMENT OF PURCHASER]”



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 9422 Pecos Pass Ct
Cypress, TX 77433

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 **X** is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? MARCH 17, 2026 (approximate date) 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		
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines	X		
Fuel Gas Piping:			X
-Black Iron Pipe			X
-Copper			X
-Corrugated Stainless Steel Tubing			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			X electric gas number of units: <u> 1 </u>
Evaporative Coolers		X		number of units: <u> </u>
Wall/Window AC Units		X		number of units: <u> </u>
Attic Fan(s)			X	if yes, describe: <u> </u>
Central Heat	X			<u> </u> electric X gas number of units: <u> 1 </u>
Other Heat		X		if yes, describe: <u> </u>
Oven	X			number of ovens: <u> 1 </u> X electric gas other: <u> </u>
Fireplace & Chimney	X			<u> </u> wood X gas logs <u> </u> mock other: <u> </u>
Carport		X		<u> </u> attached <u> </u> not attached
Garage	X			X attached <u> </u> not attached
Garage Door Openers	X			number of units: <u> 1 </u> number of remotes: <u> 1 </u>
Satellite Dish & Controls		X		<u> </u> owned <u> </u> leased from: <u> </u>
Security System	X			X owned <u> </u> leased from: <u> </u>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: JM , _____

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**9422 Pecos Pass Ct
Cypress, TX 77433**

Concerning the Property at _____

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned <input checked="" type="checkbox"/> leased from: Sunrun - Devon Webb, 435-862-3693
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 1
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned _____ leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic _____ manual _____ areas covered GRASS & LANDSCAPE
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

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 TXR-1906 concerning lead-based paint hazards).

Roof Type: **COMPOSITION SHINGLES** Age: **MARCH, 2026** (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: ___ oak wilt _____		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____, _____

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9422 Pecos Pass Ct
Cypress, TX 77433

Concerning the Property at _____

Previous Roof Repairs	<input checked="" type="checkbox"/>	
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

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

ROOF REPLACED MARCH, 2026

*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 conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located ___ wholly ___ partly in a floodway.
- Located ___ wholly ___ partly in a flood pool.
- Located ___ wholly ___ partly in a reservoir.

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

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____

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9422 Pecos Pass Ct
Cypress, TX 77433

Concerning the Property at _____

"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 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.

Section 6. 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).

Section 7. 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): _____

Section 8. 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, with unresolved 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: TOWNE LAKE HOA

Manager's name: Towne Lake Community Association Phone: 281-213-4132

Fees or assessments are: \$ 298 per Month 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: Pool Pass

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 located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____, _____

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9422 Pecos Pass Ct
Cypress, TX 77433

Concerning the Property at _____

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no **Roof replacement**

Section 12. 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 13. 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.

(TXR-1406) 07-10-23

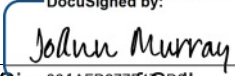
Initialed by: Buyer: _____, _____ and Seller:  _____

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9422 Pecos Pass Ct
Cypress, TX 77433

Concerning the Property at _____

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.

DocuSigned by:
 3/27/2026 | 8:30:02 PM CDT
Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: JoAnn Murray _____ Printed Name: _____

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 <https://publicsite.dps.texas.gov>. 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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u> Clean Energy </u>	phone #: _____
Sewer: <u> MUD </u>	phone #: _____
Water: <u> MUD </u>	phone #: _____
Cable: <u> Comcast </u>	phone #: _____
Trash: <u> MUD </u>	phone #: _____
Natural Gas: <u> Centerpoint </u>	phone #: _____
Phone Company: <u> None </u>	phone #: _____
Propane: <u> None </u>	phone #: _____
Internet: <u> Comcast </u>	phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____

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**9422 Pecos Pass Ct
Cypress, TX 77433**

Concerning the Property at _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

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

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____, _____

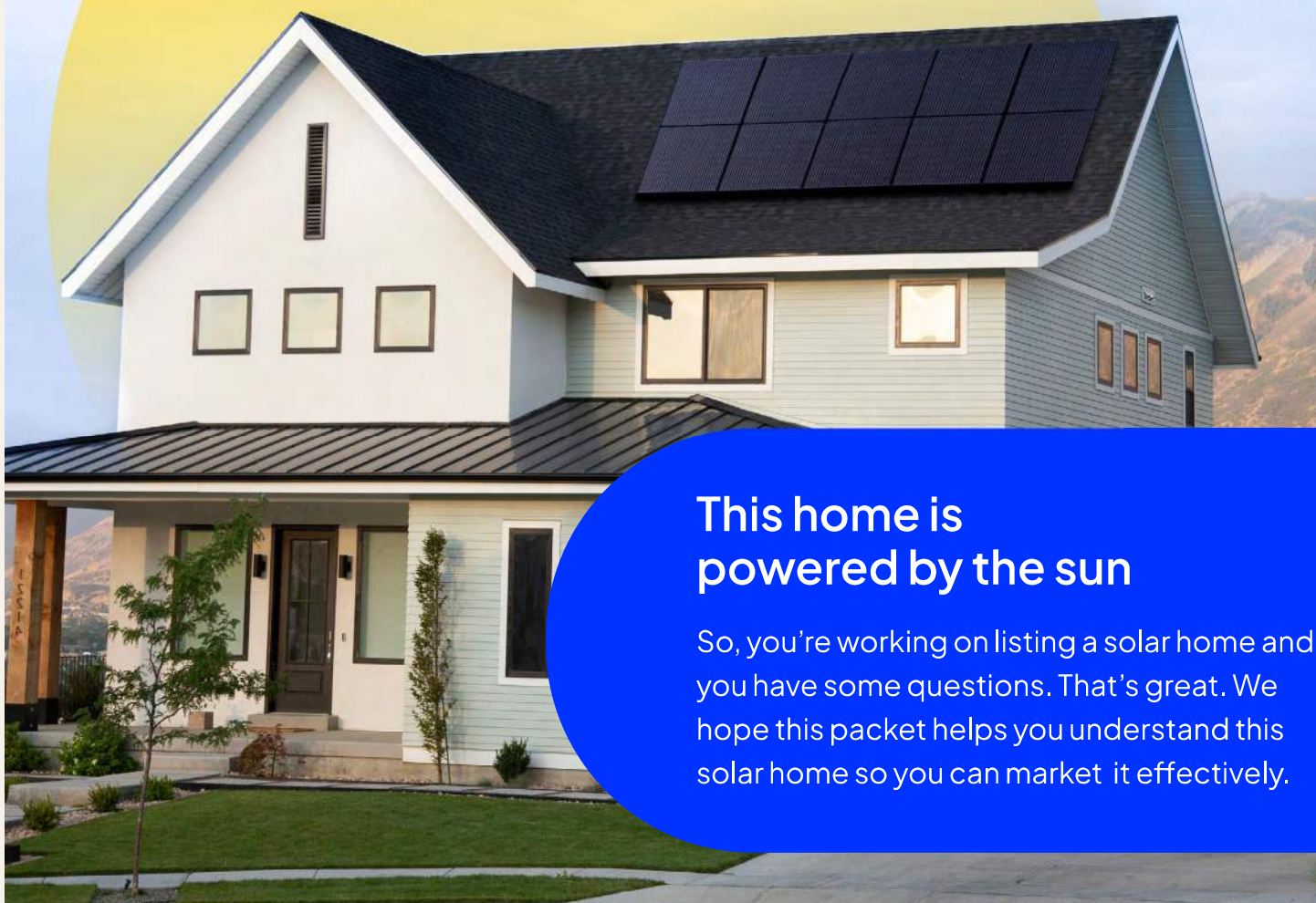
Page 7 of 7

Realtor's guide to Sunrun solar

Everything you need to know about marketing
a home with a Sunrun solar system.

sunrun

Call Devon Webb, 435-862-3693



**This home is
powered by the sun**

So, you're working on listing a solar home and you have some questions. That's great. We hope this packet helps you understand this solar home so you can market it effectively.



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Why homeowners should go solar?



RELIABLE



AFFORDABLE



RESPONSIBLE

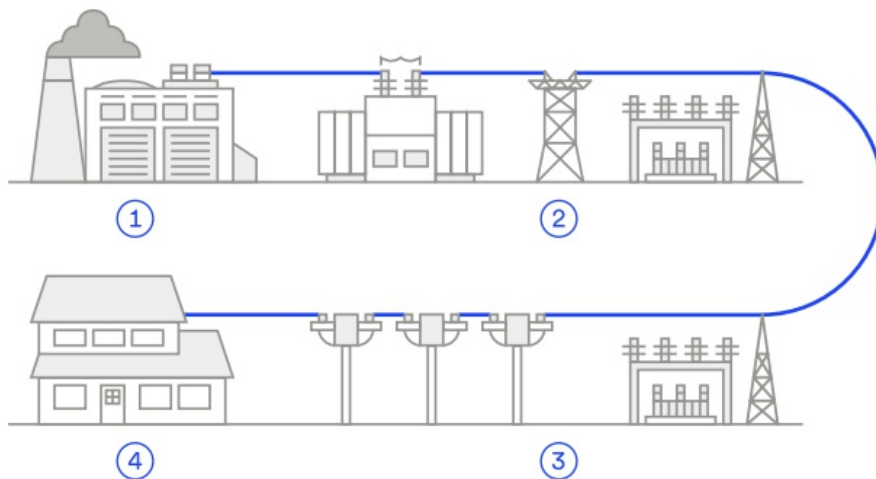
Saving money and the planet

When your homebuyer goes solar, they may be able to lock in an energy rate that's lower than the local utility. Our homes and buildings keep us comfortable, but they're also responsible for almost 40% of all carbon emissions in the US.¹ Switching to solar helps reduce

this impact. An analysis by the National Renewable Energy Laboratory (NREL) found that an increase of solar powered homes and buildings can significantly reduce the emissions responsible for making us sick.²

Traditional power is losing steam

To provide power to their customers, every utility company has high energy costs that they transfer to you. Here's what that looks like:



1. Generation

Utility power plants generate energy by burning unsustainable resources like coal and oil. The result is usually toxic by-products such as greenhouse gases.

2. Transmission

Electricity is transmitted from remote power plants to local substations. Think of it like adding shipping costs to your energy.

3. Distribution

After a long and costly transmission process, electricity must be distributed to local households.

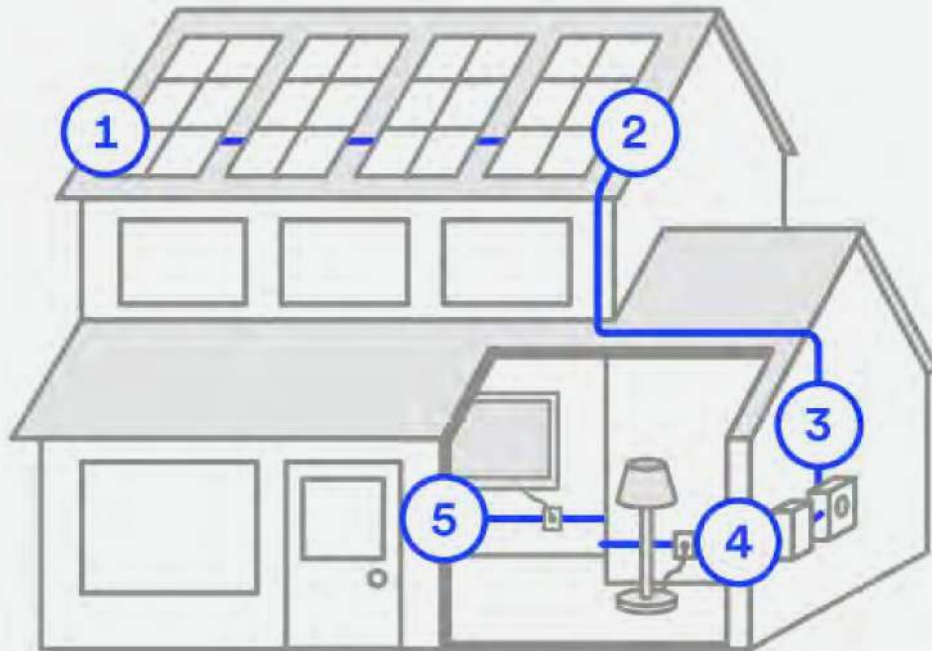
4. Consumption

With the traditional power model, consumers depend on non-renewable energy and high or unpredictable rates.

¹Buildings & Built Infrastructure. Environmental and Energy Study Institute. Accessed Oct., 11, 2021.

²Health & Environmental Benefits of Solar Energy. Energysage.com. Published Jan., 2, 2019. Accessed Oct., 11, 2021.

How solar works



1 Solar Panels

Solar panels are mounted securely to the roof, collect energy from the sun, and use that energy to create electricity.

2 Energy Conversion

Inverters take electricity created by solar panels and convert it to usable power.

3 Net Metering

Net metering measures the amount of electricity a solar energy system produces and can send a certain amount to the utility.

4 Smart Technology

The solar system connects online so homeowners can monitor the system's performance.

5 Consumption

The home uses solar energy as it's being produced on the roof.



Home values and solar

You may wonder about the impact of solar panels on a home's resale value. The Department of Energy has found that homes with customer-owned solar energy systems often sell faster than homes without systems.³ Plus, you'll have the added benefit of being environmentally friendly.

How solar affects the home buying process

As a realtor, it may be a good idea to understand the type of solar agreement that the future homeowner could be taking over. Knowing which agreement the home seller signed will help the home buyer understand who owns the system.

If the current homeowner signed a Power Purchase Agreement (PPA) or Monthly Lease, it means that Sunrun owns the system. If the previous homeowner signed a Cash or Loan Agreement, it means the homeowner owns the system.

	MONTHLY LEASE	FULL LEASE	FULL PURCHASE	MONTHLY LOAN
Benefit	Low upfront cost	Pay now, save later	Own your system outright	Purchase and finance
System Ownership	Sunrun	Sunrun	Homeowner	Homeowner
Upfront Payment	\$0 to little down	~25 years of energy cost	Full system cost	\$0 down
Monthly Payment	To Sunrun	✗	✗	To loan provider
Rate Hike Protection	✓	✓	✓	✓
Warranty	✓	✓	✓	✓
Full Service	✓	✓	With Protection Plus	With Protection Plus
	MOST POPULAR			

We recommend that you speak with the seller to determine what type of agreement they have and the terms you will be taking over.

³ Solar Homes Sell for a Premium. Office of Energy Efficiency & Renewable Energy. Solar Energy Technologies Office. Published Jul., 22, 2018. Accessed Oct., 11, 2021.

How to discuss Sunrun solar with a potential buyer



This home is being powered by renewable energy that may be less expensive than the energy you'd pay for from the local utility.



Solar homes sell two times faster than homes without solar—even in depressed markets.⁴



This home should be thought of as a hybrid home—it receives part of its electricity from Sunrun and the rest from the local utility company.



Seventy-five percent of homeowners who choose to go solar opt for third-party solar service like Sunrun over outright ownership of a solar system.



Sunrun is the nation's leading residential solar company, powering over 600,000 homes across the United States.



How the system transfer works

When you're selling a home, the last thing you want is to have it get stuck in the transfer process long after the seller intends to move. If the seller has a Monthly Lease agreement or a Power Purchase Agreement, it's a pretty easy process. Here's what will need to happen:

- 1 As soon as you receive an offer on the home, let us know by emailing servicetransfers@sunrun.com and include the seller's name and contact information and the buyer's name and contact information.
- 2 We'll send them a "Transfer of Sunrun Solar Service Agreement" form for both the seller and the buyer to sign.
- 3 We'll have the new homeowner complete a secure, online soft credit application.* This is simply a soft credit check and will not impact their credit or affect their home loan.
- 4 **After the transfer agreement has started**, contact us to check the status of the filing release.
- 5 Once the home closes, you, the seller, or the buyer send us proof of title transfer. This can include a final settlement statement, closing disclosure, or recorded deed. Email the proof of title transfer to servicetransfers@sunrun.com. We'll take care of the rest.

We are Sunrun

Sunrun is the nation's leading home solar service provider. We offer homeowners the flexibility to use power from their solar panels so they don't have to completely rely on the utility grid. Since a solar system is already installed on the roof, all you need to know is that the rate we charge for power may be lower than the rate you pay for your local electric utility. With Sunrun, you receive over 20 years of dedicated service options that can include system monitoring, warranty options, repairs, and production benefits. You also get access to our online platform so you can monitor your solar production from your personal device. Today, Sunrun is the nation's leading home solar service provider, powering over 600,000 homes across the United States.

*If you have a Yearly Lease agreement (AKA a Prepaid agreement), then we'll waive the credit check requirement and the new homeowner will not need to complete a credit application.

Frequently asked questions

A Sunrun-owned solar system shouldn't impact your decision to take a listing. Sunrun is an electricity provider and the solar system is the conduit for potential energy savings. Homeowners have to buy electricity and Sunrun's solar services can potentially lower the power bill for this home.

Does Sunrun place liens on the property?

No, we do not. What you may see is a notice filing we've submitted to the local jurisdiction, but a notice filing is not a lien. Instead, it's a notice that we requested the county to place on the home. To anyone looking up public records for the home, the notice indicates that the solar energy system belongs to the solar energy company. In this case, Sunrun (that's us). Depending on the location of the home, you may hear the term Notice of Independent Energy Producer (NOIEPC) filing, Universal Commercial Code (UCC) filing, Public Utilities Commission (PUC) filing, "fixture" filing, or other such titles. The thing to remember is that these are all filings—not liens.

Does this solar agreement affect my buyer's mortgage?

Nope. Per Fannie & Freddie guidelines, Sunrun's PPAs and leases do not affect a buyer's debt/income ratio or loan approval. Sunrun's Legal Department can provide a letter stating our compliance with Fannie Mae and Freddie Mac selling guidelines. Sunrun's bill should be treated as a utility bill. No "solar comps" are needed for appraisal purposes.

What can I do to ensure the home sale goes smoothly?

As soon as the home seller has accepted an offer from a home buyer, email our Service Transfers team (servicetransfers@sunrun.com) so we can work with the two parties to complete all the necessary agreement transfer steps. We also find that service transfers are easiest when the Agreement is disclosed early and made a contingency of the sale.

What if the new homeowner does not pass the soft credit check?

Not to worry, we have a few different options for those who fall into that category. Just have them give us a call and we'll talk to them about it.

What happens if the new homeowner does not want the Sunrun system?

We have a 98% transfer success rate.** If you contact us, we can help you alleviate any questions or concerns the prospective homeowner may have. If we can't, we'll go over other options and help you find a solution that fits your needs and the needs of your client.

How do I know which type of agreement the seller originally signed?

Have the seller login to their online mySunrun account and locate their agreement. They can also access the system design and any other important documents you deem necessary for the home sale.

How much power does the solar energy system produce?

Many different factors go into the production of each system including things like the number of panels, the type of panel, the roof location etc. To find out how much energy the system may produce, ask to see a copy of the solar agreement. The current homeowner can pull this from our online solar platform on mySunrun.



Sunrun customer care

Have more questions? We're eager to help.

If you're working on selling a Sunrun solar home, or have questions about the solar home sale process, please contact us. Our Customer Care department has a dedicated Service Transfer team that makes the transition for solar homeowners simple and hassle-free. We'll be happy to speak with any potential buyers or agents to discuss the benefits of Sunrun. We are available by phone, email, or chat, during business hours.



1.855.4SUNRUN
ext. 3



servicetransfers@sunrun.com



Login to mySunrun
to start a chat