

**Statement of Account**  
**Deer Trail Two Community Association**  
**IMC Property Management**

**Property Information:**

4515 Coues Deer Ln  
 Conroe, TX 77303-3279  
 Seller: Alton Dunbar Lakilia Dunbar  
 Buyer: Purchasing Fund 2025-1 LLC

**Requestor:**

Rexera  
 Hu Ding  
 415-236-2577  
 Estimated Closing Date: 03-20-2026

**General Information**

This information is good through	02-28-2026
Is this account in collections?	No
The regular assessment is paid through:	06-30-2026
The regular assessment is next due:	07-01-2026
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	30
The penalty for delinquent assessments is:	0.00

**Specific Fees Due To Deer Trail Two Community Association**

Assessment Data:	
Annual Maintenance Fee ( Frequency: Annually )	\$285.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

**General Association Information**

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No

**Insurance Information**

Insurance broker's or agent's company name:	Soules Insurance
Identify the insurance agent's name:	Dick Giuffre
Insurance agent's phone number:	936-756-0671
Insurance agent's fax number:	936-756-6877
Insurance agent's email address:	dgiuffre@soulesinsurance.com



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*David Ericson*

**David Ericson, Property Manager**

**Date: 02-25-2026**

**IMC Property Management**

**Phone: 936-756-0032**



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**Comments:**

Fiscal Year begins July 1st.

\$250 HOA Transfer Fee payable to Deer Trail Two

\$275 Transfer Fee payable to IMC Property Management



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**Fee Summary**

**Amounts Prepaid**

Convenience Fee	\$9.95
Resale Certificate Package PLUS the Statement of Account	\$475.00
HomeWiseDocs.com Service/Delivery Fees	\$56.00
<b>Total</b>	<b>\$540.95</b>

**Fees Due to IMC Property Management**

Transfer Fee	\$275.00
<b>Total</b>	<b>\$275.00</b>

**Fees Due to Deer Trail Two Community Association**

HOA Transfer Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>



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**Requestor:**

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Hu Ding  
415-236-2577  
Estimated Closing Date: 03-20-2026

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER VYC7L2899 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to IMC Property Management**

Transfer Fee	\$275.00
<b>Total</b>	<b>\$275.00</b>

**Fees Due to Deer Trail Two Community Association**

HOA Transfer Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Include this confirmation number VYC7L2899 on the check for \$275.00 payable to and send to the address below.**

**IMC Property Management**  
**3500 West Davis St**  
**Conroe, TX 77304**

**Include this confirmation number VYC7L2899 on the check for \$250.00 payable to and send to the address below.**

**Deer Trail Two Community Association**  
**3500 West Davis St**  
**Conroe, TX 77304**



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**Requestor:**

Rexera  
Hu Ding  
515 East Main Street, Suite 16, Muncie, IN 47305  
Muncie, IN 47305  
415-236-2577  
contactus+3@rexera.com

**Closing Information**

File/Escrow Number: HTT-26-11342  
Estimated Close Date: 03-20-2026  
HomeWiseDocs Confirmation #: VYC7L2899

Sales Price:  
Closing Date:  
Is buyer occupant? No

**Status Information**

Date of Order: 02-18-2026  
Board Approval Date:  
Order Completion Date: 02-25-2026  
Date Paid: 02-18-2026

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: IMC Property Management  
Completed By: Andrea Klink  
Primary Contact: David Ericson  
Address:  
3500 W. Davis, Suite 190  
Conroe, TX, TX 77304  
Phone: 936-756-0032  
Fax:  
Email: jdericson@imcmanagement.net



# OWNER INFORMATION SHEET

Owner Name(s) \_\_\_\_\_

Mailing address \_\_\_\_\_

Property address \_\_\_\_\_

Phone number(s) \_\_\_\_\_

Phone number(s) \_\_\_\_\_

Email(s) \_\_\_\_\_

Email(s) \_\_\_\_\_

Tenant Contact Information if applicable:

\_\_\_\_\_  
\_\_\_\_\_

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Signature



**SUBDIVISION INFORMATION, INCLUDING  
 RESALE CERTIFICATE FOR PROPERTY SUBJECT TO  
 MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**  
 (Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 4515 Coues Deer Ln (Street Address), City of Conroe, County of Montgomery, Texas, prepared by the property owners' association (Association).

A. The Property  is  is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is \$ \$285.00 per Yearly.

C. A special assessment for the Property due after this resale certificate is delivered is \$ 0 payable as follows N/A for the following purpose: N/A.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ 0.00.

E. The capital expenditures approved by the Association for its current fiscal year are \$ 0.

F. The amount of reserves for capital expenditures is \$ 10,000.

G. Unsatisfied judgments against the Association total \$ 0.

H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there  are  are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: None.

I. The Association's board  has actual knowledge  has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: None.

J. The Association  has  has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ \$250 to Deer Trail, 2 Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee).  
\$275 to IMC and \$250 to Deer Trail 2

L. The Association's managing agent is IMC Property Management  
(Name of Agent)  
3500 W. Davis, Suite 190, Conroe, TX, TX 77304  
(Mailing Address)  
936-756-0032 (Telephone Number) \_\_\_\_\_ (Fax Number)  
jdericson@imcmanagement.net  
(E-mail Address)

M. The restrictions do do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.  
REQUIRED ATTACHMENTS:

- |                          |   |
|--------------------------|---|
| 1. Restrictions          | 5. Current Operating Budget   |
| 2. Rules                 | 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities |
| 3. Bylaws                | 7. Any Governmental Notices of Health or Housing Code Violations  |
| 4. Current Balance Sheet |   |

**NOTICE: This Subdivision Information may change at any time.**

Deer Trail Two Community Association  
Name of Association

By: \_\_\_\_\_

Print Name: David Ericson

Title: Property Manager

Date: 02-25-2026

Mailing Address: 3500 W. Davis, Suite 190, Conroe, TX, TX 77304

E-mail: jdericson@imcmanagement.net



This form has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

## COMMENTS ADDENDUM

Fiscal Year begins July 1st.

**Litigation**  
**Deer Trail Two Community Association**

Order: VYC7L2899  
Address: 4515 Coues Deer Ln  
Order Date: 02-18-2026  
Document not for resale  
HomeWiseDocs

There is no litigation involving Community Association of Deer Trail Two.  
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