CENTURY 21
ENERGY

MANDATORY DOCUMENTS REQUIRED FOR A VALID OFFER

SELLER AND BROKER REQUIRES LIST OF DOCUMENTS TO BE COMPLETED BY THE BUYERS FOR OFFER TO BE ACCEPTED.

- **PURCHASE CONTRACT (MANDATORY)**
- **PRE-APPROVAL LETTER (MANDATORY)**
- **BROKER NOTICE TO BUYER/TENANT (HAR 410) – (MANDATORY)**
- **INFORMATION ABOUT SPECIAL FLOOD HAZARDS (TAR 1414 – MANDATORY)**
- **NOTICE OF INFORMATION FROM OTHER SOURCES (TAR 2502 – MANDATORY)**
- **INFORMATION ABOUT PROPERTY INSURANCE TO BUYER & SELLER (TAR 2508 – MANDATORY)**
- **SIGNED SELLER DISCLOSURE BY ALL PARTIES ALL PAGES & INITIALS (MANDATORY)**
- **LEAD ADDENDDUM (MANDATORY - IF APPLIES)**
- **THIRD PARTY FINANCING ADDENDUM (IF APPLIES)**
- **MUD, HOA, ENVIRONMENTAL ASSESMENT ADDENDUM (MANDATORY - IF APPLIES)**
- **DISCLOSURE OF RELATIONSHIP (IF APPLIES)**
- **BUYER WALKTHROUGH AND ACCEPTANCE FORM (TAR 1925 – MANDATORY BEFORE CLOSING)**

LISTING BROKER:
CENTURY 21 ENERGY--CORP LIC: 9014298
11511 KATY FWY, STE 460, HOUSTON, TX 77079
LICENSED SUPERVISOR: SAM CHAUDHRY
AGENT NAME :

AuthentiSIGN
Fernando Fernandez 08/17/26
______________________________ ______________________________

SELLER **BUYER**

AuthentiSIGN
Jessica Fernandez 08/17/26
______________________________ ______________________________

SELLER **BUYER**

(This notice is to be furnished to a prospective buyer/tenant at such time as broker begins assisting buyer/tenant to locate a property.)

BROKER NOTICE TO BUYER/TENANT

As a prospective buyer/tenant, you should know that the listing and cooperating ("selling") brokers and any broker representing you as a buyer's/tenant's broker, possess no special skills, knowledge or expertise concerning the physical or environmental condition of the property or properties introduced to you nor do they represent themselves to be such experts, and, therefore, make no representations, warranties or guaranties regarding the physical or environmental condition of any such property.

Environmental Hazards/Inspection
As the result of concerns regarding environmental hazards (including, but not limited to, asbestos, lead-based paint, mold, urea formaldehyde insulation, radon gas, PCB transformers, underground storage tanks, electromagnetic fields, hazardous or toxic waste and materials, ammonium compounds, solvents, pesticides, acids, DDT, and any other substance on or about the property or forming a component part of the improvements which has heretofore or may in the future be determined to contain toxic or hazardous materials or undesirable substance injurious to the health of occupants of a property), it is recommended that you retain the services of a qualified expert of your choice to inspect and test for the presence of environmental hazards on or about the property as part of the contract between seller and buyer in a sale transaction or a lease between landlord and tenant, if desired. Buyer/Tenant shall be solely responsible for retaining the services of such expert, if any.

Physical Condition/Inspection
You are advised that you should thoroughly inspect the property and have the physical condition of the property inspected by persons of your choice who are licensed as inspectors by the Texas Real Estate Commission or otherwise permitted by law to perform inspections and take whatever other action you deem necessary or appropriate as part of the contract between seller and buyer in a sale transaction or a lease between landlord and tenant. If you request broker to furnish a list of inspectors and/or repairmen, broker is not making any representations or warranties as to the capabilities or workmanship of such persons. You are advised to accompany the inspectors during their inspection of the property and to ask any questions you may have regarding the property. You are advised to walk through and visibly inspect the property immediately prior to the closing in a sale transaction or occupancy in a lease transaction. In the event the condition of the property is not then in accordance with the contract/lease, you should immediately inform the below-named Broker.

MLS/CIE Information
Information contained in the Multiple Listing Service (MLS), or Commercial Information Exchange (CIE) of Houston Realtors Information Service, Inc. ("HRIS"), a subsidiary of Houston Association of REALTORS®, Inc., is furnished by (1) MLS, and CIE participants who acquire the information from sources such as owners of listed properties, appraisers, and builders, and (2) county appraisal districts and tax services. The information is disseminated to MLS and CIE participants for their exclusive use and display to their clients and customers. Certain information in MLS and CIE such as square footage, assessed value, taxes, and year built is obtained from either the county appraisal district, an appraiser or builder. Neither the listing Broker, Broker displaying the information to you, HRIS, MLS, nor CIE represents or verifies the accuracy of the information. You should not rely upon any information contained in MLS and CIE and you should independently verify such information. You are further advised that MLS rules require the listing Broker of a sold/leased property to submit all information the MLS requires for participation, including the sales price/rent of a property purchased/leased by you.

Selling Broker or buyer's/tenant's broker, if any, shall furnish Listing Broker with a signed copy of this notice at the time the contract/lease is submitted.

I certify that I have provided the prospective Buyer/Tenant named herein with a copy of this "Broker Notice to Buyer/Tenant."	I have received, read and understand the information in this "Broker Notice to Buyer/Tenant."
Date	Buyer/Tenant Name
Broker/Sales Agent Name	Signature
Signature	Buyer/Tenant Name
CENTURY 21 ENERGY Company	Signature
11511 Katy Fwy, Ste 460 Houston, TX 77079 Address	Address
(713)609-9909 Phone	Phone

HAR 410 1/03

TEXAS REALTORS

NOTICE OF INFORMATION FROM OTHER SOURCES

To: BUYER
BUYER

From: CENTURY 21 ENERGY (Broker)

Property Address: ______

Date: ______

(1) Broker obtained the attached information, identified as ALL INFORMATION REGARDING THE PROPERTY, from ALL SOURCES INCLUDING, BUT NOT LIMITED TO HCAD, CORELOGIC DATA,REALIST DATA, REIDATA INCORPORATED, MULTIPLE LISTING SERVICES, HOUSTON ASSOCIATION OF REALTORS, TEMPO AND MATRIX ETC.,

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: BROKER/AGENT AND SELLER ADVISE THE BUYER TO HAVE ALL THE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY CONDITIONS, SQUARE FOOTAGE, ROOM SIZES AND SCHOOL ZONES VERIFIED OR CONFIRMED BY INDEPENDENT SOURCES AND/OR INSPECTIONS.

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

CENTURY 21 ENERGY
Broker

By: ______

Receipt of this notice is acknowledged by:

______
Signature Date
BUYER

______
Signature Date
BUYER

TEXAS REALTORS

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

CONCERNING THE PROPERTY AT ______________________________

A. FLOOD AREAS:

(1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.

(2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a “V" or “A". Both V-Zone and A-Zone areas indicate a high risk of flooding.

(3) Some properties may also lie in the “floodway” which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

(1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.

(2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

(3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.

(4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

(1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.

(2) Federal, state, county, and city regulations:

(a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.

(b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.

(3) The first floor of all homes must now be built above the base flood elevation.

(a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Information about Special Flood Hazard Areas concerning ______________________________

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

______________________________ ______________________________

Signature Date | Signature Date

BUYER | **BUYER**

INFORMATION ABOUT PROPERTY INSURANCE FOR A BUYER OR SELLER

A. The availability and the affordability of property insurance may affect both the buyer and the seller.

Typically a buyer will seek to insure the property. Most mortgage lenders require that the property be insured in an amount not less than the loan amount. The failure to obtain property insurance at or before closing may delay the transaction or cause it to end, either of which can impose both inconvenience and cost to both the buyer and the seller.

B. There are a number of factors that affect the availability and affordability of insurance.

(1) The level of coverage will significantly affect the cost of insurance. There are several levels of insurance coverage. For example:
  (a) a policy may cover the replacement cost of the improvements and the replacement cost of many personal items in the property in the event of most casualties;
  (b) a policy may cover only value of the improvements and exclude many casualties; or
  (c) a policy may cover casualties and costs between the two noted extremes under (a) and (b).

(2) Coverage levels and prices vary from company to company. There are many insurance companies conducting business in Texas who offer a variety of insurance products at various prices.
  (a) One insurance company may refuse to insure a particular property or person while another insurance company may elect to do so.
  (b) One insurance company may charge a significantly lower premium than another insurance company for the same or similar coverage.
  (c) Generally, each insurance company has specific guidelines by which it prices its insurance policies. The following are examples of criteria that an insurance company may use in evaluating an application for insurance. The criteria vary from company to company.
    (1) Past claims filed against the property to be insured in the 5 years preceding the application.
    (2) Past claims filed by the applicant to be insured in the 5 years preceding the application.
    (3) The applicant's insurance credit score.
    (4) The past relationship between the insurance company and the applicant.
    (5) The physical characteristics of the property such as condition, age, location, or construction materials.

C. Most insurance companies participate in the Comprehensive Loss Underwriting Exchange (CLUE) and obtain a CLUE report to evaluate the claims history of the property and the applicant.

(1) Most insurance companies contribute information about claims to an insurance industry database known as CLUE (a registered trademark of Equifax, Inc.). An insurance company obtains a CLUE report when evaluating an application for insurance.
(2) A CLUE report contains information about the claims history of the property and of the applicant for insurance.
  (a) The CLUE report contains only data and does not inform the buyer or seller whether insurance is or is not available or at what cost.
  (b) Insurance companies use the CLUE report in different ways.
  (c) It is best to speak with an insurance agent with respect to how the information in a particular CLUE report affects the affordability and availability of insurance.

(3) While CLUE reports are generally accurate, there may be errors in the reports.
   (a) An event may be listed as a claim even though the insurance company did not pay any proceeds (for example, the cost of repair did not exceed the deductible or an inquiry may be incorrectly classified as a claim).
   (b) Federal law permits a person to challenge inaccurate information. One may contact the administrator of the CLUE report (Lexis-Nexis) to correct information in a CLUE report.

(4) A property owner may, for a fee, obtain the CLUE report on his or her property through companies such as Lexis-Nexis (https://personalreports.lexisnexis.com, 1-866-312-9076), A-Plus (800-709-8842) or other companies, most of whose services are accessible via the Internet. An owner may also contact the Equifax Insurance Consumer Center at 800-456-6004.

D. Promptly after entering into a contract to buy a property in Texas, the buyer should take the following steps to avoid delays in closing and to avoid additional costs.

If the buyer has the option to terminate the contract, the buyer should make sure that the buyer and the insurance agent have completed the following steps before the option expires.

(1) Contact one or more insurance agents.
   (a) The buyer should discuss the various levels of coverage with an insurance agent and ask questions that are necessary so the buyer understands the levels of available coverage.
   (b) Insurance agents can provide applicants with written summaries of the various coverage levels.
   (c) Basic summaries are available at the websites noted in Paragraph E.

(2) ***Submit an application*** for insurance with the insurance agent of the buyer's choice.
   (a) Applying for insurance promptly after entering into a contract to buy a property helps avoid surprises or delays in closing the transaction.
   (b) Prompt application permits the buyer time to evaluate various coverage levels and prices.
   (c) Delaying the application for insurance may limit opportunities to obtain the most suitable coverage and may limit opportunities to address any unforeseen problems or delays in obtaining coverage.
   (d) In recent years, many transactions have been delayed or terminated because of problems associated with obtaining insurance.

(3) Ask for written confirmation from the insurance agent that the insurance company:
   (a) has received the application;
   (b) has reviewed the applicant's CLUE report; and
   (c) has conducted all necessary reviews to issue a policy at the particular price quoted (some insurance companies may ask for specific information or may wish to inspect the property).

(4) Verify that the insurance coverage the buyer chooses is acceptable to the buyer's lender.

E. If one is not able to obtain insurance at a reasonable price or more information is needed, contact the Texas Department of Insurance (www.helpinsure.com or www.tdi.state.tx.us).

Receipt acknowledged by:

______________________	______________________
Signature	Signature
BUYER	**BUYER**

APPROVED BY THE TEXAS REAL ESTATE COMMISSION 05-04-2026

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

EQUAL HOUSING OPPORTUNITY

CONCERNING THE PROPERTY AT 903 & 905 Mcintosh St Houston
(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): ______________________.
   - [x] (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): ______________________.
   - [x] (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.

		Fernando Fernandez	08/17/2026
Buyer	Date	Seller Fernando Fernandez	Date
		Jessica Fernandez	08/17/2026
Buyer	Date	Seller Jessica Fernandez	Date
		Sam Chaudhry	08/17/2026
Buyer's Broker	Date	Seller's Broker Sam Chaudhry	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 license holders. 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)

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 10-10-11
FOR VOLUNTARY USE

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

903 & 905 Mcintosh St, Houston, TX 77009-6844
(Address of Property)

A. For an additional sum of $ **ZERO** 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):

ALL EXISTING CONTENTS AND APPLIANCES IN BOTH UNITS

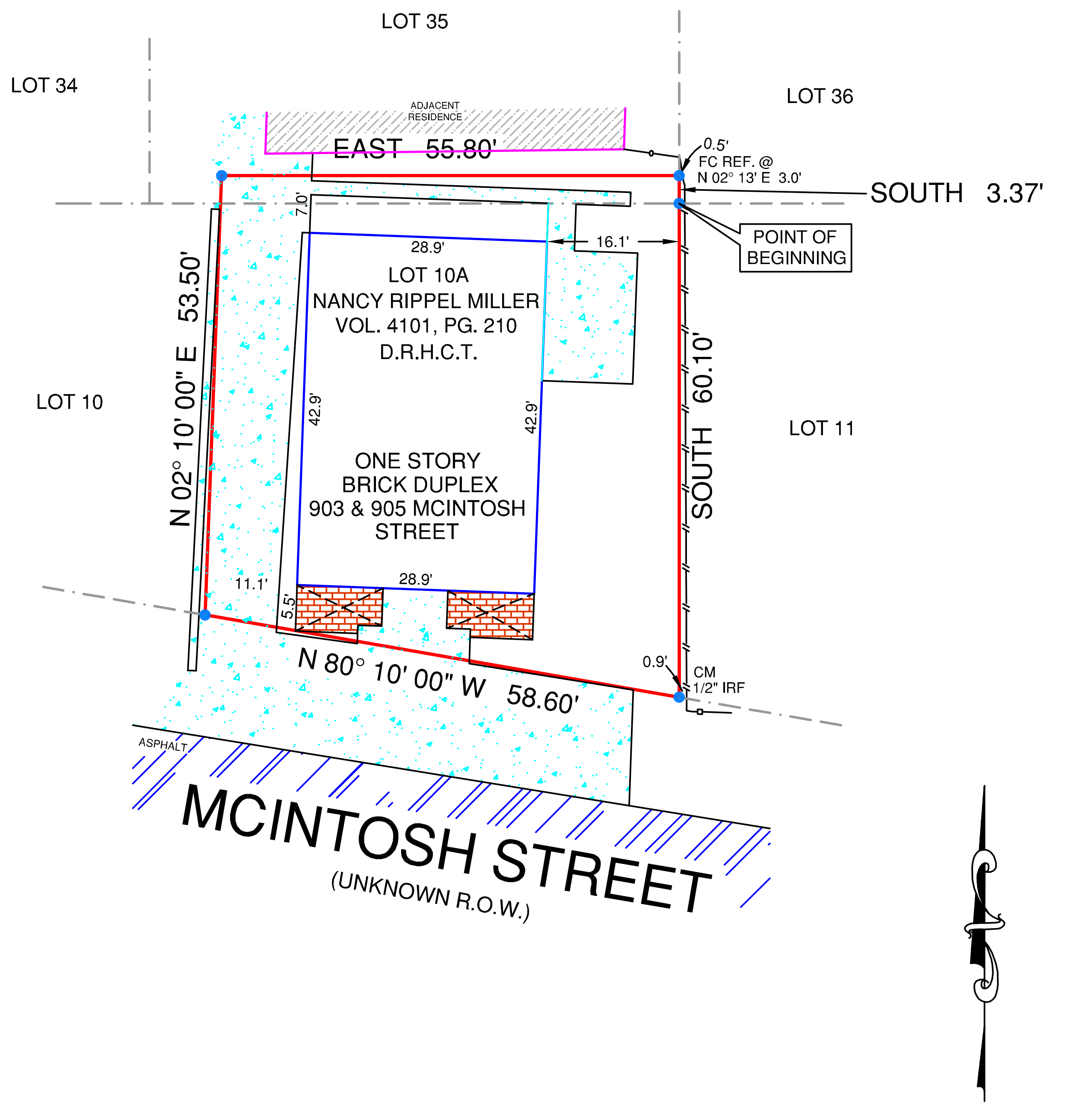
B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.

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

Buyer	Fernando Fernandez 08/17/2026 Seller **Fernando Fernandez**
Buyer	Jessica Fernandez 08/17/2026 Seller **Jessica Fernandez**

TREC
TEXAS REAL ESTATE COMMISSION

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).



0' 10' 20' 40'

SCALE: 1"= 20'

NOTES:
FC = FENCE CORNER
THE FOLLOWING EASEMENT IS SUBJECT TO THIS PROPERTY:
10f) ORDINANCE No. 85-1878, C.C. FILE No. N253886, D.R.H.C.T.
BEARINGS ARE BASED ON THE RECORDED DEED.

GF. NO.	1308340-CHHF
BORROWER	FERNANDEZ
TECH	RAH
FIELD	SS

LEGAL DESCRIPTION:
BEGINNING AT A POINT PLACED IN THE EAST LINE OF THE TRACT CONVEYED BY H.B. RUMSEY TO E.M. DEARINGBY DEED DATED JULY 1, 1926, RECORDED IN VOLUME 693, PAGE 22 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, WHICH POINT IS 2.30 FEET SOUTH OF EXISTING FENCE AND 2.75 FEET SOUTH OF A POINT FOR CORNER FOUND ADJACENT TO SUCH FENCE, SAID BEGINNING POINT BEING ALSO IDENTIFIED AS BEING 130.00 FEET SOUTH ALONG THE CENTERLINE OF ATLANTIC STREET FROM, AND 139.30 FEET EAST OF, THE CITY OF HOUSTON REFERENCE POINT TO MARK THE CENTER OF THE INTERSECTION OF PANAMA BOULEVARD AND ATLANTIC STREET, AND BEING MORE PARTICUARLY DESCRIBED IN A METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF ON PAGE TWO.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48201C0690 L DATED JUNE 18, 2007. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

DATE: 04/11/13 JOB NO.: 13-0689

STATE OF TEXAS
REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL LAND SURVEYOR

Raul Reyes

REGISTERED PROFESSIONAL LAND SURVEYOR

ADDRESS: 903 AND 905 MCINTOSH STREET, HOUSTON, TEXAS 77009

Premier Surveying LLC

5700 W. Plano Parkway
Suite 3200
Plano, Texas 75093
972-612-3601 (O) | 972-964-7021 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE:

ACCEPTED BY:

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 08-17-26 GF No. ____________

Name of Affiant(s): **Fernandez Fernando, Fernandez Jessica**

Address of Affiant: ____________

Description of Property: 903 + 905 McIntosh. ST. Hou. TX 77009

County **HARRIS**, Texas

Date of Survey: ____________

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. I am familiar with the property and the improvements located on the Property.

3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;

   b. changes in the location of boundary fences or boundary walls;

   c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;

   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

   EXCEPT for the following (If None, Insert "None" Below):

   None.

   ____

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: ______________________ Affiant	I declare under penalty of perjury that the foregoing is true and correct. Signed: ______________________ Affiant

SWORN AND SUBSCRIBED this 19th day of August, 2026

____
Notary Public

NOTARY PUBLIC STATE OF TEXAS
ANDREA RIVERS
Notary ID #124577859
My Commission Expires
March 8, 2028

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

A seller must disclose known material information concerning the condition of the Property. 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 903 & 905 Mcintosh St Houston, TX 77009-6844

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 ✓ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ ________________ (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	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop/Range/Stove	✓		
Dishwasher		✓	
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans		✓	
Fences	✓		
Fire Detection Equip.		✓	
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane (LP) Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:			✓
-Black Iron Pipe			✓
-Copper			✓
-Corrugated Stainless Steel Tubing			✓
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking		✓	
Plumbing System			✓
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: __ sump __ grinder			✓
Rain Gutters		✓	
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	✓			1 electric __ gas number of units: ________
Evaporative Coolers			✓	number of units: ________
Wall/Window AC Units	✓			number of units: 2
Attic Fan(s)		✓		if yes, describe: ________
Central Heat	✓			✓ electric __ gas number of units: ________
Other Heat	✓			if yes, describe: gas heater
Oven	✓			number of ovens: ____ __ electric __ gas __ other: ________
Fireplace & Chimney		✓		__ wood __ gas logs __ mock __ other: ________
Carport		✓		__ attached __ not attached
Garage		✓		__ attached __ not attached
Garage Door Openers		✓		number of units: ________ number of remotes: ________
Satellite Dish & Controls		✓		__ owned __ leased from: ________
Security System		✓		__ owned __ leased from: ________

Item	Y	N	U	Additional Information
Solar Panels		✓		__ owned __ leased from: ______
Water Heater	✓			__ electric __ gas __ other: ______ number of units: ______
Water Softener		✓		__ owned __ leased from: ______
Other Leased Items(s)		✓		if yes, describe: ______
Underground Lawn Sprinkler		✓		__ automatic __ manual areas covered: ______
Septic / On-Site Sewer Facility		✓		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: Shingles Age: 2 yrs (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
Basement		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

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
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: __ oak wilt __ other: ______		✓
Endangered Species/Habitat on Property		✓
Fault 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		✓
Located in Historic District		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
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		✓

Condition	Y	N
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs or Replacement		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓

Condition	Y	N
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks**		✓
Aboveground Storage Tanks**		✓
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Conservation Easements***		✓

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? __ yes ✓ no If yes, explain (attach additional sheets if necessary): ______

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.		✓
The Property is presently covered by flood insurance.*		✓
The Property is presently covered by windstorm insurance.		✓
You (Seller) have been unable to insure the Property for any reason.		✓

*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).

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

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? __ yes ✓ no If yes, explain: ______

Section 7. 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 8. 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	
__	✓	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.

"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 9. 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 10. 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.

__ ✓ 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 <u>except</u> 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.

__ ✓ 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 above items in Section 10 is yes, explain (attach additional sheets if necessary): ____________

__ ✓ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: N/A
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 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: ______________

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? __ yes __ no If yes, attach copies of any such reports and indicate the number of reports attached: ________

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 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): It is possible Renters Removed them.

**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.

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.

Fernando Fernandez	8-17-26	[signature]	8-17-26
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Fernando Fernandez		Printed Name: Jessica Fernandez	

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: Champion Energy	phone #:
Sewer: City of Houston	phone #:
Water: City of Houston	phone #:
Cable: ~~Xfinity~~	phone #:
Trash: City of Houston	phone #:
Natural Gas: Centerpoint.	phone #:
Phone Company: none	phone #:
Propane: None	phone #:
Internet: Xfinity	phone #:
Security System: None	phone #:

(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:	

Property Details, Upgrades & Amenities List

Property Address:

Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

Detailed List of Upgrades since Purchase:

1. electrical updates
2. Roof - only 2 years old
3.
4.
5.
6.
7.
8.
9.
10.

List of Neighborhood & Subdivision Amenities:

1.	6.
2.	7.
3.	8.
4.	9.
5.	10.

CENTURY 21
ENERGY

Why you decided to move to this neighborhood & what you enjoy most about your community:

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

AVERAGE BILLS PER MONTH APPROX.

ELECTRIC $135.00	
WATER/SEWER $55.00	
GAS $35.00	
YEARLY HOA FEE 0	EXTRA AMETNITES FEE 0

AGE OF EQUIPMENT APPROX:

WATER HEATER	
NUMBER OF HVAC UNITS 1	AGE OF AC CONDENSOR
LAST TIME HVAC SERVICED 08-25	
WATER SOFTNER N/A.	
GARAGE DOOR N/A.	
ROOF	