tranzon®
A BETTER WAY TO REAL ESTATE

PROPERTY INFORMATION PACKAGE



LENDER DIRECTED AUCTION | 8 RENOVATED T/H'S

MONTGOMERY, TX

Preview:
Wed, Nov. 11th 12pm CT

Online Bidding Closes:
Tuesday, Nov. 17th,
1pm CT

Property Location:
12555 Melville Dr
Montgomery, TX 77356

Property #:
TAA2653C

TRANZON ASSET ADVISORS
845 McKinney St, #13384
Houston, TX 77002

P: 888-791-7307 ext 808
F: 270-737-7695
KTONEY@TRANZON.COM

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

Tranzon Asset Advisors of Texas, LLC	9008058	ktoney@tranzon.com	270-769-0284
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kelly D. Toney	0421809	ktoney@tranzon.com	713-816-1123
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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ATTENTION PROSPECTIVE BIDDERS

All information contained in this and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either express or implied, is intended or made. All purchasers must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

Property sold "As Is, Where Is, With All Faults." Prospective bidders should verify all information. The property is offered for sale to qualified purchasers without regard to prospective purchaser's race, color, religion, sex, marital status or national origin. The property and improvements will be sold "As Is" without representation or warranty of any kind, including and representations regarding environmental conditions affecting the property.

The real property shall be sold free and clear of liens, but subject to conditions, restrictions, rights-of-way, easements, and reservations, if any, of record; subject to the rights, if any of tenants-in-possession, under law. Neither the auction company nor the sellers make or has made any representation or warranty with respect to the accuracy, correctness, completeness, content, or meaning of the information contained herein. All prospective purchasers recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents.

Any decision to purchase or not to purchase is the sole and independent business decision of the potential purchaser. No recourse or cause of action will lie against any of the above-mentioned parties should purchaser become dissatisfied with it's decision, whatever it may be, at a later date.

Tranzon companies are member companies of Tranzon, LLC and are independently owned and operated.

tranzon

ONLINE AUCTION – 8-UNIT TOWNHOME PORTFOLIO | ONE COMPLEX | FULLY REMODELED | WALDEN ON LAKE CONROE

Montgomery, Texas



Property #: TAA2653C

Online Bidding Ends:
Tuesday, November 17th
at 1:00 PM CT

Preview Date:
Wednesday, November 11th
At 12:00pm CT

Property Address:
12455 Melville Dr.
Montgomery, Texas 77356

Auction Location:
www.tranzon.com

LENDER DIRECTED AUCTION – PROPERTY MUST SELL.

Melville Townhomes is a rare chance to own an entire lakeside rental community in one of Montgomery County's most established golf and lake neighborhoods. Eight two-story, 2-bedroom, 2.5-bath townhomes of about 1,417 SF each sit on a 0.71-acre corner site, facing a resort-style pool courtyard.

The property was completely remodeled in 2023: new roof, siding, wiring, plumbing fixtures, HVAC, flooring, kitchens and baths. Each unit offers open concept living area, quartz countertops & other high-end finishes. The resort style pool sits in the center of the property with views from each unit. The property is vacant and ready for a new owner's leasing plan.

Walden on Lake Conroe gives residents the lake lifestyle that renters and buyers pay a premium for. Melville Townhomes sits about two blocks from the water, on a paved hike-and-bike trail, with HOA accss to boat ramps, a fitness center, courts and pools.

Melville Townhomes is an eight-unit townhome community in Walden on Lake Conroe, Montgomery, Texas. The improvements are two two-story buildings of about 5,666 SF each, 11,332 SF in total. Built in 1984, both buildings were completely remodeled in approximately 2023 and included new roof, siding, wiring, plumbing fixtures, HVAC, flooring, kitchens and baths.

All eight units share the same floor plan of about 1,417 SF. The first floor holds an open living and dining area with a

fireplace, kitchen, utility room with washer and dryer connections, and a half bath. The second floor has two bedrooms and two full bathrooms.

Finishes include white quartz countertops, new shaker-style cabinetry, a tiled backsplash, wood-look vinyl plank flooring, ceiling fans, a linear fireplace with a marble-look surround and built-in shelving. Bathrooms have large-format marble-look tile, walk-in showers and quartz top vanities.

The two buildings face each other across a central courtyard with a resort-style pool, sun shelves, spa features, a stone water wall, palms and a covered stone-column walkway along each building. Four units sit on each side of the pool.

The property is vacant. A buyer can lease the units at today's rents, choose its own management, or — subject to its own due diligence — consider other strategies allowed by the eight separately platted units.

Property Highlights

- 8 townhome units in 2 two-story buildings, 11,332 SF total
- 2 bedrooms, 2.5 baths and about 1,417 SF per unit
- Complete renovation: roof, siding, electrical, plumbing fixtures, HVAC, flooring, paint
- Open living and dining areas with a fireplace in every unit
- Quartz countertops, new cabinetry, tiled backsplash and new appliances
- Utility room with washer and dryer connections in each unit
- Separately metered electricity
- Resort-style central pool with spa features, courtyard and barbecue area
- Walden on Lake Conroe amenities include racquet & pickleball courts, fitness center, lap pool, 2-boat ramps, baseball & soccer fields, hike & bike trails
- 16 on-site parking spaces
- Outside the 100-year flood plain (Zone X)
- 8 separate tax parcels, platted as Melville Townhomes Units 1–8
- Vacant: set your own rents, tenant mix and management
- Lender Directed Auction
- Free & Clear Title – No Back Taxes – No Liens – Title Insurance Available
- Subject to Sale Prior to the Auction without Notice – Pre-Auction Offers Welcomed – Brokers Protected

Site Characteristics & Utilities

The site is 0.7137 acres (31,087 SF) at the southeast corner of Melville Drive and Emerson Drive. It is mostly rectangular, level and appears to drain well.

- **Frontage:** Melville Drive and Emerson Drive, both two-lane paved streets in Walden
- **Access:** Corner lot with a three-way stop at Melville and Emerson
- **Parking:** 16-space surface lot on the south side of the site
- **Flood zone:** Zone X, outside the 100-year flood plain (FEMA map 48339C0225G, 08/18/2014)
- **Water and sewer:** Montgomery County MUD 8
- **Electricity:** Individually metered per unit
- **Heat:** Central gas
- **Police and fire:** Montgomery County; Emergency Services District #2
- **Jurisdiction:** Conroe ETJ, unincorporated Montgomery County (no city zoning)
- **Restrictions:** Walden lots are deed restricted; buyers should review the restrictions
- **Legal description:** S715600 – Melville Townhomes, Units 1–8

Location & Market Information

Montgomery County is part of the Houston & The Woodlands metro area. It had 620,443 residents at the 2020 Census, up 36% from 2010, after growing 55% from 2000 to 2010. Walden on Lake Conroe is a master-planned golf and lake community on the west side of Lake Conroe. The area around Melville Townhomes is a mix of single-family homes, condominiums and apartments, with a few commercial uses along Walden Road.

Main traffic routes are Highway 105, Walden Road and FM 1097. Highway 105 links the property west to the city of Montgomery and east to Conroe and I-45. The Woodlands and north Houston are within commuting distance.

Location Advantages

- About two blocks south of the shores of Lake Conroe
- Inside Walden on Lake Conroe
- Near Breakwater Grill and Walden's Lakeview dining
- On the paved Walden hike-and-bike trail along Melville, Emerson and Walden Road
- Montgomery ISD schools: Madeley Ranch Elementary, Montgomery Junior High and Montgomery High School
- About 2 miles north of Highway 105 and about 11 miles northwest of downtown Conroe
- Corner site with frontage on two streets
- Outside the 100-year flood plain

Montgomery County Appraisal District: Property ID #'s:

- 123088
  - Legal Desc: S715600 - Melville Townhomes, Unit 1
  - 2026 Appraisal Dist Value: $179,028
  - 2025 Taxes: $3,498.71
- 123089
  - Legal Desc: S715600 - Melville Townhomes, Unit 2
  - 2026 Appraisal Dist Value: $113,912
  - 2025 Taxes: $2,220.54
- 123090
  - Legal Desc: S715600 - Melville Townhomes, Unit 3
  - 2026 Appraisal Dist Value: $113,912
  - 2025 Taxes: $2,220.54
- 123091
  - Legal Desc: S715600 - Melville Townhomes, Unit 4
  - 2026 Appraisal Dist Value: $114,913
  - 2025 Taxes: $2,240.63
- 123092
  - Legal Desc: S715600 - Melville Townhomes, Unit 5
  - 2026 Appraisal Dist Value: $114,913
  - 2025 Taxes: $2,240.63
- 123093
  - Legal Desc: S715600 - Melville Townhomes, Unit 6
  - 2026 Appraisal Dist Value: $112,626
  - 2025 Taxes: $2,194.72
- 123094
  - Legal Desc: S715600 - Melville Townhomes, Unit 7
  - 2026 Appraisal Dist Value: $112,626

    - 2025 Taxes: $2,194.72
- 123095
    - Legal Desc: S715600 - Melville Townhomes, Unit 8
    - 2026 Appraisal Dist Value: $114,933
    - 2025 Taxes: $2,241.02

Sold In Cooperation with GREGTX REALTY, JENNIFER FULLER, AGENT

Auction Summary of Terms of Sale: All property is sold in "As-Is and Where-Is" condition. A ten percent (10%) buyer's premium will be added to the high bid. The total sale price of the property shall be comprised of the high bid plus the buyer's premium. The high bidder shall execute a non-contingent purchase agreement immediately following the auction and will provide a non-refundable earnest money deposit of ten percent (10%) of the total sale price by certified funds or wire transfer within 24 hours of being declared the winning bidder. The balance of the purchase price will be due at closing within the specified timeframe in the purchase agreement. The seller will transfer ownership of property by Special Warranty Deed or similar instrument. Other terms apply.

Cooperating Broker's Fee: Tranzon Asset Advisors is offering two percent (2%) of the high bid to properly registered brokers. See Auction Broker Registration Agreement.

Professional Sale Management

Kelly Toney **713-816-1123**

Tranzon Asset Advisors **ktoney@tranzon.com**

www.tranzon.com

EQUAL HOUSING OPPORTUNITY

Tranzon Asset Advisors of Texas, LLC, # 9008058, Kelly D. Toney, TX Auctioneer #11818, Broker #0421809

PHOTOS

Photo Gallery

















Photo Gallery













Photo Gallery

1













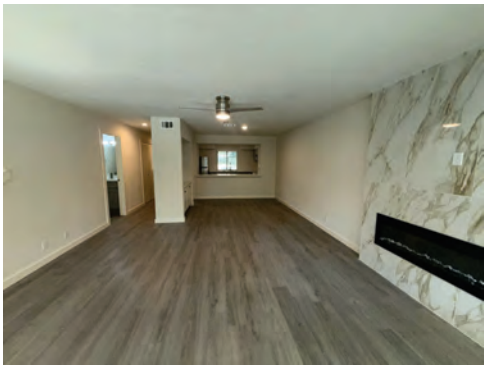




Photo Gallery

2









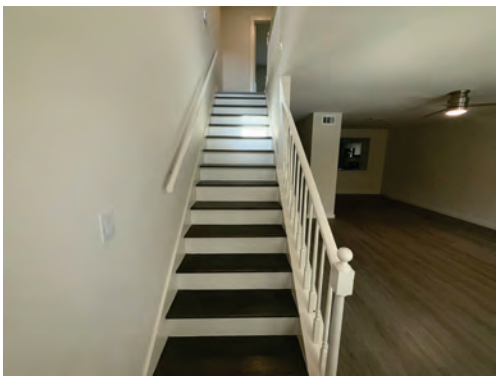








Photo Gallery

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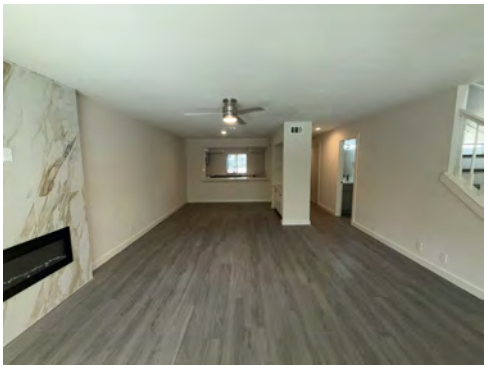













Photo Gallery

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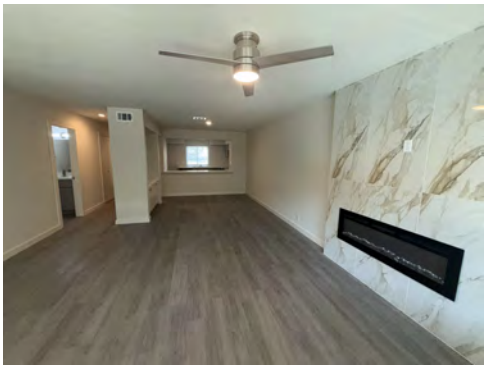













Photo Gallery

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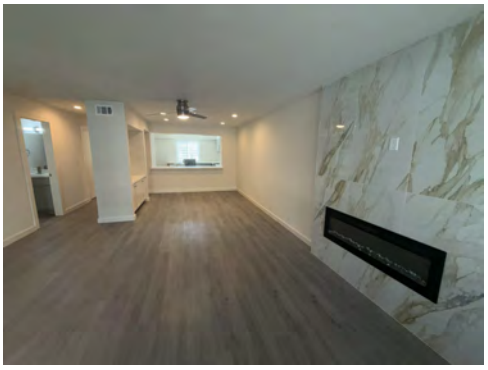







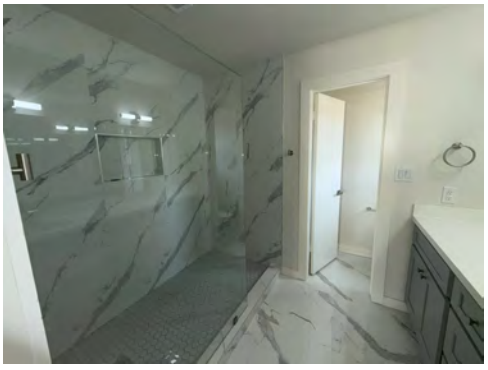





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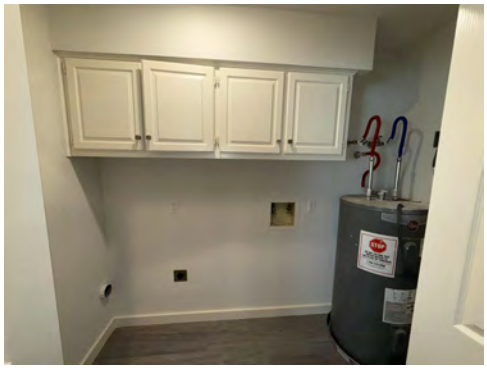









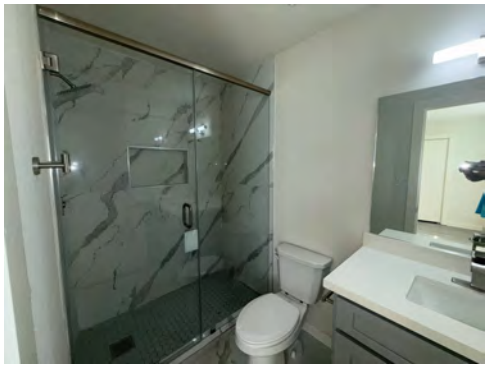

Photo Gallery

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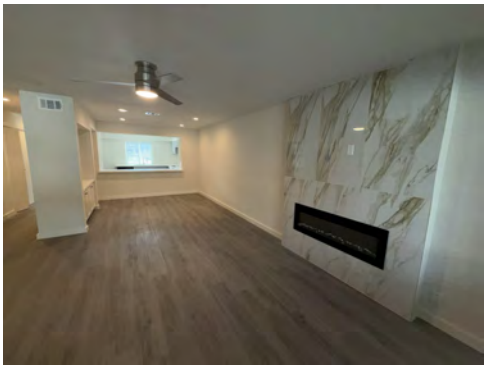













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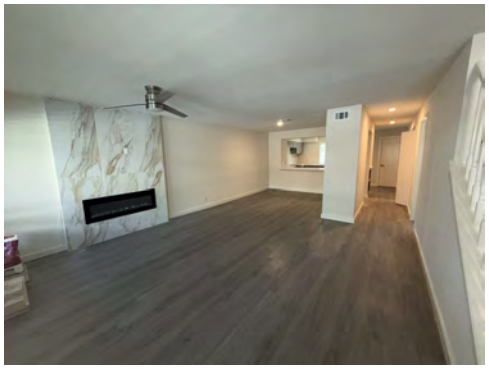















AERIALS & MAPS

tranzon

Melville Montgomery TX

Texas, AC +/-



Boundary

Tammy Greenwell

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Melville Montgomery TX

Texas, AC +/-



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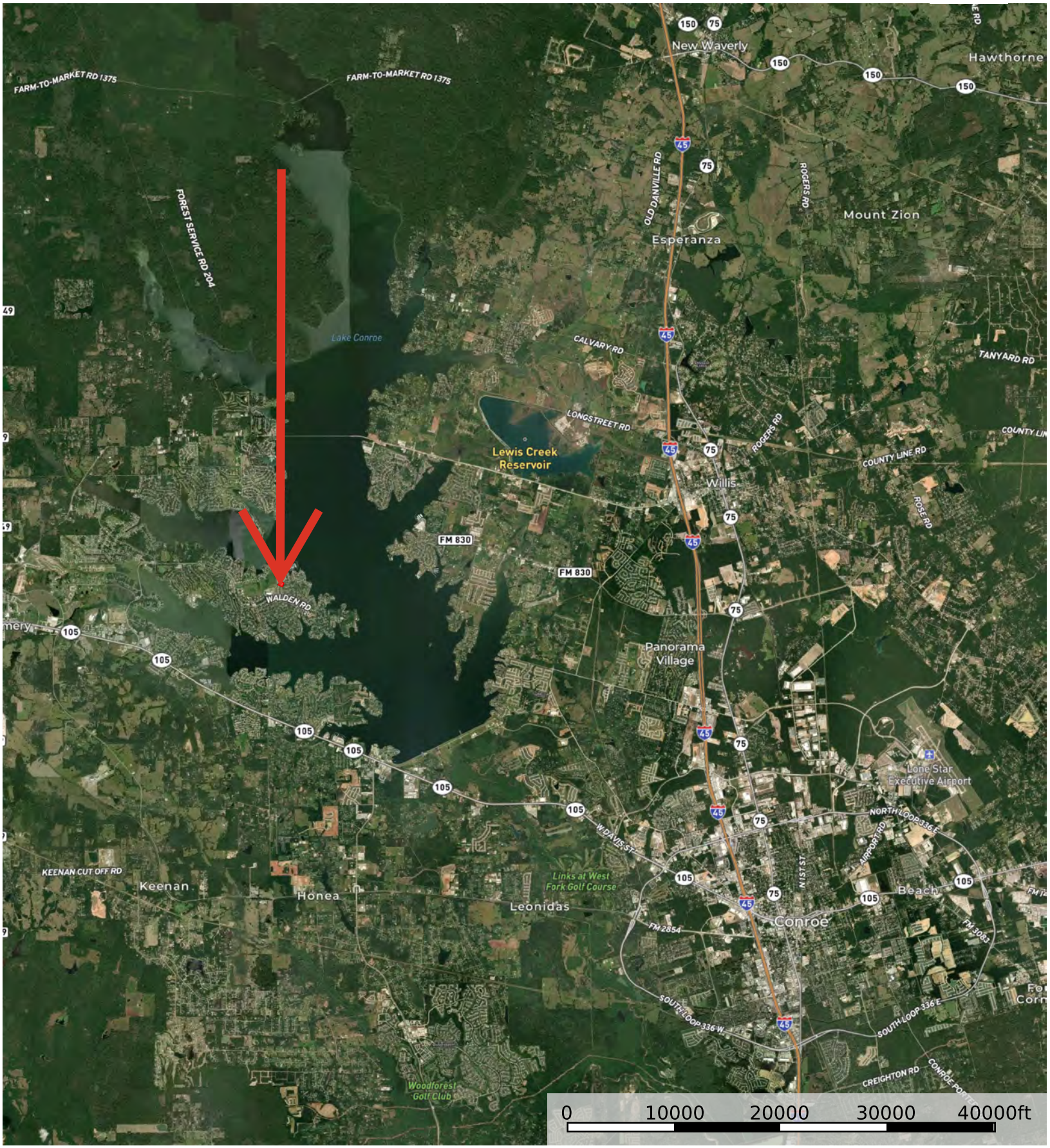
Texas, AC +/-



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Melville Montgomery TX

Texas, AC +/-



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Tammy Greenwell

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ASSESSORS INFORMATION

tranzon®

GENERAL INFO

ACCOUNT

Property ID: 123088
Geographic ID: 7156-00-00100
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 1

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

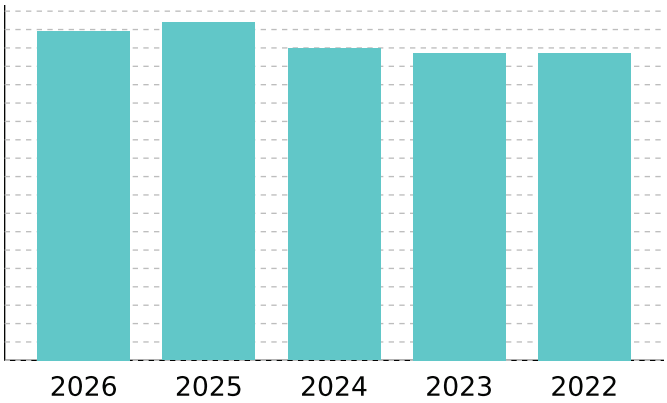
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$168,248
Improvement Non-Homesite:	$0
Total Improvement:	$168,248
Market:	$179,028
Special Use Exclusion (-):	$0
Appraised:	$179,028
Value Limitation Adjustment (-):	$0
Net Appraised:	$179,028

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$168,248	$0	$179,028	$0	$179,028
2025	$10,780	$173,024	$0	$183,804	$0	$183,804
2024	$10,780	$158,958	$0	$169,738	$0	$169,738
2023	$10,780	$156,550	$0	$167,330	$0	$167,330
2022	$10,780	$156,550	$0	$167,330	$0	$167,330

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$179,028	$179,028
GMO	Montgomery Cnty	0.377000	$179,028	$179,028
HM1	Mont Co Hospital	0.047300	$179,028	$179,028
M08	Mont Co MUD 8	0.288000	$179,028	$179,028
SMO	Montgomery ISD	1.091200	$179,028	$179,028

IMPROVEMENT

Improvement #1: Residential Improvement Value: N/A Main Area: 1,420
State Code: A3 Description: Gross Building Area: 8,756

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MP	Masonry Patio	5		1	1984	1984	5,696
OFP	Open Frame Porch	5		1	1984	1984	900
MAM	Main Area Masonary	5		1	1984	1984	100
OFP	Open Frame Porch	5		1	1984	1984	420
OMP	Open Masonry Porch	5		1	1984	1984	120
MP	Masonry Patio	5		1	1984	1984	200

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Fireplace: 1M2, Roof: 1, HVAC: RH1-RC1, Flooring: 2

Improvement #2: Residential Improvement Value: N/A Main Area: 0
State Code: A3 Description: SWIMMING POOL EV Gross Building Area: 1

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
EV	ESTIMATED VALUE			1	2014	0	1

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1744	
5/1/89	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date September 22, 2026. Your local appraisal district may update these records as the tax year progresses.

Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.

Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.

PROPERTY INFORMATION

Property ID	123088		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 1
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$183,804
2025 Net Appraised Value	$183,804

2025 Total Tax Bill	$3,498.71

The property's 2025 tax bill would have been the following without any exemptions:
$3,498.71

2026 PROPERTY TAX PREVIEW

2026 Market Value	$179,028
2026 Net Appraised Value	$179,028

Your local appraisal district determines a property’s market value as of January 1 of each year. In April, the owner will receive a Notice of Appraised Value with market value and exemption information. If you disagree with your property’s market value, you can file a protest before May 15 of each year. If you do not receive the Notice of Appraised Value or the values listed above are unavailable, you can find the property’s information on the appraisal district’s website, usually in mid-April of each year.

An estimate of this property's 2026 property tax bill will be available in August at **https://www.texas.gov/living-in-texas/property-tax-transparency/**. This estimate will be based on the property’s market value, exemptions, and tax rates proposed by local taxing entities.

EXEMPTION STATUS

IMPORTANT: If the property is sold to new ownership in 2026, **all exemptions** will be removed as of January 1, 2027.

Removing exemptions from a property will change the net value used to calculate property tax bills. This may result in a new owner facing a higher property tax bill than the previous owner would have received.

New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses.

2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 1

Legal Acres: .0000

Account No: **0071560000100**

Parcel Address:

CAD No: R123088 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,780	$173,024	$183,804	$183,804	$0	$183,804	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$183,804		$0	$183,804	0.377000	$692.94
MONTGOMERY CO HOSPITAL DI	$183,804		$0	$183,804	0.047300	$86.94
MONTGOMERY ISD	$183,804		$0	$183,804	1.091200	$2,005.67
MONTGOMERY COUNTY MUD 08	$183,804		$0	$183,804	0.288000	$529.36
MONTGOMERY CO ESD 2	$183,804		$0	$183,804	0.100000	$183.80

Total 2025 Tax:	$3,498.71
Total 2025 Levy Paid To Date:	$3,498.71
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

TO PAY BY CREDIT CARD PLEASE CALL 1-800-351-7929 AND USE BUREAU CODE 7898505 OR VISIT WWW.MCTOTX.ORG

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09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 0 1 0 0 *

0071560000100
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

OOOOOOR123088 OOOOOOOOOOOO OOOOOOOOOOOO 8

GENERAL INFO

ACCOUNT

Property ID: 123089
Geographic ID: 7156-00-00200
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 2

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

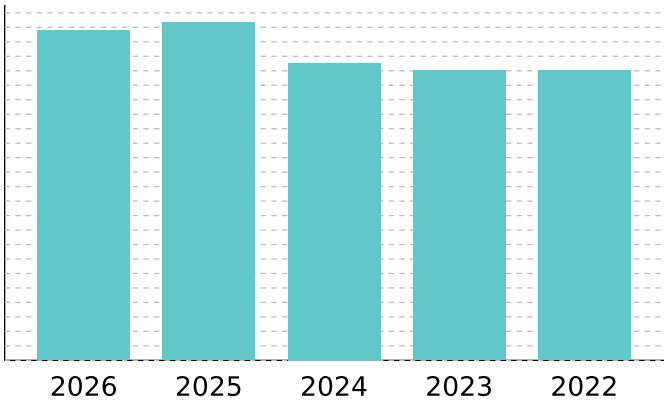
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$103,132
Improvement Non-Homesite:	$0
Total Improvement:	$103,132
Market:	$113,912
Special Use Exclusion (-):	$0
Appraised:	$113,912
Value Limitation Adjustment (-):	$0
Net Appraised:	$113,912

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$103,132	$0	$113,912	$0	$113,912
2025	$10,780	$105,875	$0	$116,655	$0	$116,655
2024	$10,780	$91,810	$0	$102,590	$0	$102,590
2023	$10,780	$89,370	$0	$100,150	$0	$100,150
2022	$10,780	$89,370	$0	$100,150	$0	$100,150

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$113,912	$113,912
GMO	Montgomery Cnty	0.377000	$113,912	$113,912
HM1	Mont Co Hospital	0.047300	$113,912	$113,912
M08	Mont Co MUD 8	0.288000	$113,912	$113,912
SMO	Montgomery ISD	1.091200	$113,912	$113,912

IMPROVEMENT

Improvement #1: Residential Improvement Value: N/A Main Area: 1,420
State Code: A3 Description: Gross Building Area: 1,660

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	240

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1769	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date September 22, 2026. Your local appraisal district may update these records as the tax year progresses.

Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.

Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.

PROPERTY INFORMATION

Property ID	123089		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 2
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$116,655
2025 Net Appraised Value	$116,655

2025 Total Tax Bill	$2,220.54

The property's 2025 tax bill would have been the following without any exemptions:
$2,220.53

2026 PROPERTY TAX PREVIEW

2026 Market Value	$113,912
2026 Net Appraised Value	$113,912

Your local appraisal district determines a property’s market value as of January 1 of each year. In April, the owner will receive a Notice of Appraised Value with market value and exemption information. If you disagree with your property’s market value, you can file a protest before May 15 of each year. If you do not receive the Notice of Appraised Value or the values listed above are unavailable, you can find the property’s information on the appraisal district’s website, usually in mid-April of each year.

An estimate of this property's 2026 property tax bill will be available in August at **https://www.texas.gov/living-in-texas/property-tax-transparency/**. This estimate will be based on the property’s market value, exemptions, and tax rates proposed by local taxing entities.

EXEMPTION STATUS

IMPORTANT: If the property is sold to new ownership in 2026, **all exemptions** will be removed as of January 1, 2027.

Removing exemptions from a property will change the net value used to calculate property tax bills. This may result in a new owner facing a higher property tax bill than the previous owner would have received.

New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses.

2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 2

Legal Acres: .0000

Account No: **0071560000200**

Parcel Address:

CAD No: R123089 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,780	$105,875	$116,655	$116,655	$0	$116,655	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$116,655		$0	$116,655	0.377000	$439.79
MONTGOMERY CO HOSPITAL DI	$116,655		$0	$116,655	0.047300	$55.18
MONTGOMERY ISD	$116,655		$0	$116,655	1.091200	$1,272.94
MONTGOMERY COUNTY MUD 08	$116,655		$0	$116,655	0.288000	$335.97
MONTGOMERY CO ESD 2	$116,655		$0	$116,655	0.100000	$116.66

Total 2025 Tax:	$2,220.54
Total 2025 Levy Paid To Date:	$2,220.54
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

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09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 2 0 0 *

0071560000200
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

OOOOOOR123089 OOOOOOOOOOOO OOOOOOOOOOOO 6

GENERAL INFO

ACCOUNT

Property ID: 123090
Geographic ID: 7156-00-00300
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 3

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

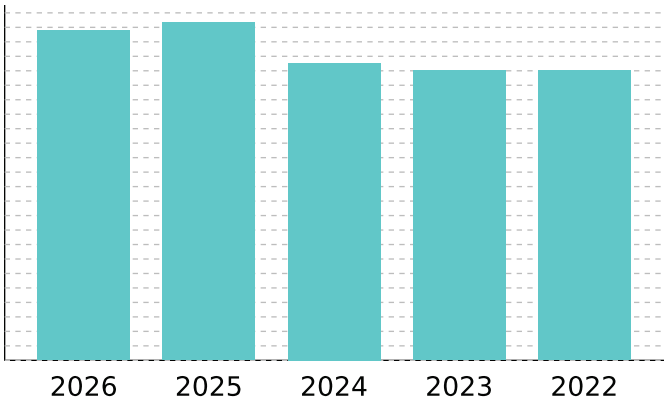
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$103,132
Improvement Non-Homesite:	$0
Total Improvement:	$103,132
Market:	$113,912
Special Use Exclusion (-):	$0
Appraised:	$113,912
Value Limitation Adjustment (-):	$0
Net Appraised:	$113,912

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$103,132	$0	$113,912	$0	$113,912
2025	$10,780	$105,875	$0	$116,655	$0	$116,655
2024	$10,780	$91,810	$0	$102,590	$0	$102,590
2023	$10,780	$89,370	$0	$100,150	$0	$100,150
2022	$10,780	$89,370	$0	$100,150	$0	$100,150

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$113,912	$113,912
GMO	Montgomery Cnty	0.377000	$113,912	$113,912
HM1	Mont Co Hospital	0.047300	$113,912	$113,912
M08	Mont Co MUD 8	0.288000	$113,912	$113,912
SMO	Montgomery ISD	1.091200	$113,912	$113,912

IMPROVEMENT

Improvement #1: Residential Improvement Value: N/A Main Area: 1,420
State Code: A3 Description: Gross Building Area: 1,660

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	240

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1738	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

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PROPERTY INFORMATION

Property ID	123090		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 3
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$116,655
2025 Net Appraised Value	$116,655

2025 Total Tax Bill	$2,220.54

The property's 2025 tax bill would have been the following without any exemptions:
$2,220.53

2026 PROPERTY TAX PREVIEW

2026 Market Value	$113,912
2026 Net Appraised Value	$113,912

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2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 3

Legal Acres: .0000

Account No: **0071560000300**

Parcel Address:

CAD No: R123090 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
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Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
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MONTGOMERY ISD	$116,655		$0	$116,655	1.091200	$1,272.94
MONTGOMERY COUNTY MUD 08	$116,655		$0	$116,655	0.288000	$335.97
MONTGOMERY CO ESD 2	$116,655		$0	$116,655	0.100000	$116.66

Total 2025 Tax:	$2,220.54
Total 2025 Levy Paid To Date:	$2,220.54
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

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09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

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400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 0 2 0 0 *

0071560000300
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

OOOOOOR123090 OOOOOOOOOOOO OOOOOOOOOOOO 4

GENERAL INFO

ACCOUNT

Property ID: 123091
Geographic ID: 7156-00-00400
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 4

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

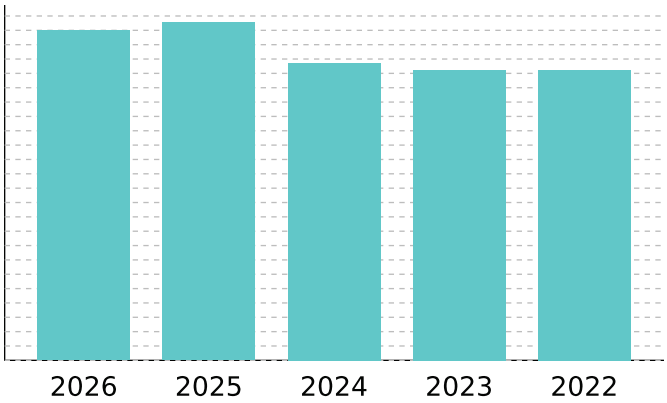
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$104,133
Improvement Non-Homesite:	$0
Total Improvement:	$104,133
Market:	$114,913
Special Use Exclusion (-):	$0
Appraised:	$114,913
Value Limitation Adjustment (-):	$0
Net Appraised:	$114,913

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$104,133	$0	$114,913	$0	$114,913
2025	$10,780	$106,931	$0	$117,711	$0	$117,711
2024	$10,780	$92,865	$0	$103,645	$0	$103,645
2023	$10,780	$90,430	$0	$101,210	$0	$101,210
2022	$10,780	$90,430	$0	$101,210	$0	$101,210

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$114,913	$114,913
GMO	Montgomery Cnty	0.377000	$114,913	$114,913
HM1	Mont Co Hospital	0.047300	$114,913	$114,913
M08	Mont Co MUD 8	0.288000	$114,913	$114,913
SMO	Montgomery ISD	1.091200	$114,913	$114,913

IMPROVEMENT

Improvement #1: Residential
State Code: A3 Description:

Improvement Value: N/A

Main Area: 1,420
Gross Building Area: 1,540

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	120

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Fireplace: 1M2, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1734	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date September 22, 2026. Your local appraisal district may update these records as the tax year progresses.

Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.

Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.

PROPERTY INFORMATION

Property ID	123091		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 4
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$117,711
2025 Net Appraised Value	$117,711

2025 Total Tax Bill	$2,240.63

The property's 2025 tax bill would have been the following without any exemptions:
$2,240.63

2026 PROPERTY TAX PREVIEW

2026 Market Value	$114,913
2026 Net Appraised Value	$114,913

Your local appraisal district determines a property’s market value as of January 1 of each year. In April, the owner will receive a Notice of Appraised Value with market value and exemption information. If you disagree with your property’s market value, you can file a protest before May 15 of each year. If you do not receive the Notice of Appraised Value or the values listed above are unavailable, you can find the property’s information on the appraisal district’s website, usually in mid-April of each year.

An estimate of this property's 2026 property tax bill will be available in August at **https://www.texas.gov/living-in-texas/property-tax-transparency/**. This estimate will be based on the property’s market value, exemptions, and tax rates proposed by local taxing entities.

EXEMPTION STATUS

IMPORTANT: If the property is sold to new ownership in 2026, **all exemptions** will be removed as of January 1, 2027.

Removing exemptions from a property will change the net value used to calculate property tax bills. This may result in a new owner facing a higher property tax bill than the previous owner would have received.

New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses.

2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 4

Legal Acres: .0000

Account No: **0071560000400**

Parcel Address:

CAD No: R123091 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,780	$106,931	$117,711	$117,711	$0	$117,711	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$117,711		$0	$117,711	0.377000	$443.77
MONTGOMERY CO HOSPITAL DI	$117,711		$0	$117,711	0.047300	$55.68
MONTGOMERY ISD	$117,711		$0	$117,711	1.091200	$1,284.46
MONTGOMERY COUNTY MUD 08	$117,711		$0	$117,711	0.288000	$339.01
MONTGOMERY CO ESD 2	$117,711		$0	$117,711	0.100000	$117.71

Total 2025 Tax:	$2,240.63
Total 2025 Levy Paid To Date:	$2,240.63
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

TO PAY BY CREDIT CARD PLEASE CALL 1-800-351-7929 AND USE BUREAU CODE 7898505 OR VISIT WWW.MCTOTX.ORG

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 7.1.61

AMOUNT DUE IF PAID BY THE END OF: **Print Date:** 09/22/2026

09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 0 2 0 0 *

0071560000400
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

000000R123081 000000000000 000000000000 2

GENERAL INFO

ACCOUNT

Property ID: 123092
Geographic ID: 7156-00-00500
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 5

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

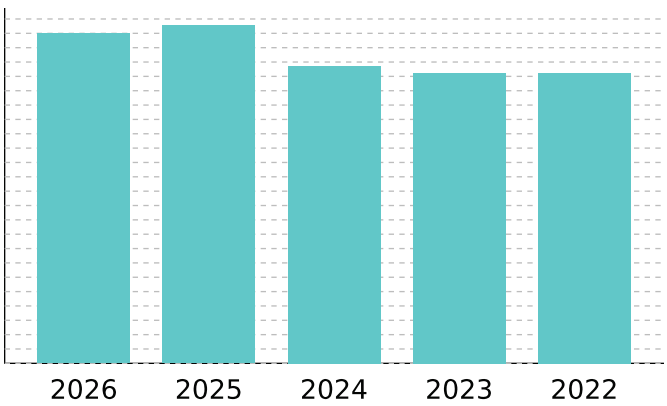
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$104,133
Improvement Non-Homesite:	$0
Total Improvement:	$104,133
Market:	$114,913
Special Use Exclusion (-):	$0
Appraised:	$114,913
Value Limitation Adjustment (-):	$0
Net Appraised:	$114,913

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$104,133	$0	$114,913	$0	$114,913
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2024	$10,780	$92,865	$0	$103,645	$0	$103,645
2023	$10,780	$90,430	$0	$101,210	$0	$101,210
2022	$10,780	$90,430	$0	$101,210	$0	$101,210

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$114,913	$114,913
GMO	Montgomery Cnty	0.377000	$114,913	$114,913
HM1	Mont Co Hospital	0.047300	$114,913	$114,913
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IMPROVEMENT

Improvement #1: Residential
State Code: A3 Description:

Improvement Value: N/A

Main Area: 1,420
Gross Building Area: 1,540

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
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MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	120

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Fireplace: 1M2, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1709	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

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PROPERTY INFORMATION

Property ID	123092		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 5
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$117,711
2025 Net Appraised Value	$117,711

2025 Total Tax Bill	$2,240.63

The property's 2025 tax bill would have been the following without any exemptions:
$2,240.63

2026 PROPERTY TAX PREVIEW

2026 Market Value	$114,913
2026 Net Appraised Value	$114,913

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EXEMPTION STATUS

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2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 5

Legal Acres: .0000

Account No: **0071560000500**

Parcel Address:

CAD No: R123092 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,780	$106,931	$117,711	$117,711	$0	$117,711	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$117,711		$0	$117,711	0.377000	$443.77
MONTGOMERY CO HOSPITAL DI	$117,711		$0	$117,711	0.047300	$55.68
MONTGOMERY ISD	$117,711		$0	$117,711	1.091200	$1,284.46
MONTGOMERY COUNTY MUD 08	$117,711		$0	$117,711	0.288000	$339.01
MONTGOMERY CO ESD 2	$117,711		$0	$117,711	0.100000	$117.71

Total 2025 Tax:	$2,240.63
Total 2025 Levy Paid To Date:	$2,240.63
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

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AMOUNT DUE IF PAID BY THE END OF: **Print Date:** 09/22/2026

09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 0 5 0 0 *

0071560000500
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

OOOOOOR123082 OOOOOOOOOOOO OOOOOOOOOOOO 0

GENERAL INFO

ACCOUNT

Property ID: 123093
Geographic ID: 7156-00-00600
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 6

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

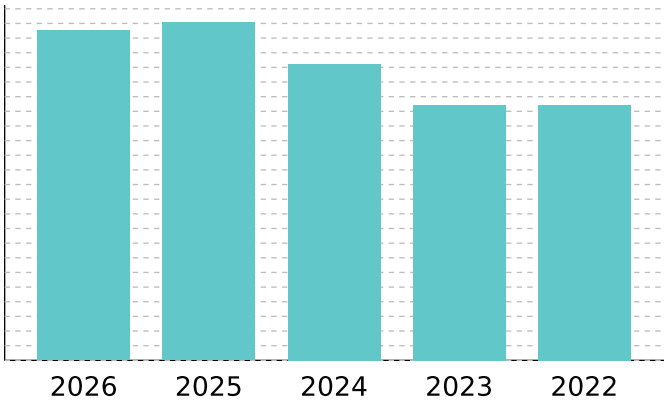
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$101,846
Improvement Non-Homesite:	$0
Total Improvement:	$101,846
Market:	$112,626
Special Use Exclusion (-):	$0
Appraised:	$112,626
Value Limitation Adjustment (-):	$0
Net Appraised:	$112,626

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$101,846	$0	$112,626	$0	$112,626
2025	$10,780	$104,519	$0	$115,299	$0	$115,299
2024	$10,780	$90,454	$0	$101,234	$0	$101,234
2023	$10,780	$76,400	$0	$87,180	$0	$87,180
2022	$10,780	$76,400	$0	$87,180	$0	$87,180

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$112,626	$112,626
GMO	Montgomery Cnty	0.377000	$112,626	$112,626
HM1	Mont Co Hospital	0.047300	$112,626	$112,626
M08	Mont Co MUD 8	0.288000	$112,626	$112,626
SMO	Montgomery ISD	1.091200	$112,626	$112,626

IMPROVEMENT

Improvement #1: Residential
State Code: A3 Description:

Improvement Value: N/A

Main Area: 1,420
Gross Building Area: 1,540

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	120

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1684	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date September 22, 2026. Your local appraisal district may update these records as the tax year progresses.

Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.

Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.

PROPERTY INFORMATION

Property ID	123093		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 6
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$115,299
2025 Net Appraised Value	$115,299

2025 Total Tax Bill	$2,194.72

The property's 2025 tax bill would have been the following without any exemptions:
$2,194.72

2026 PROPERTY TAX PREVIEW

2026 Market Value	$112,626
2026 Net Appraised Value	$112,626

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EXEMPTION STATUS

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Removing exemptions from a property will change the net value used to calculate property tax bills. This may result in a new owner facing a higher property tax bill than the previous owner would have received.

New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses.

2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 6

Legal Acres: .0000

Account No: **0071560000600**

Parcel Address:

CAD No: R123093 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,780	$104,519	$115,299	$115,299	$0	$115,299	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$115,299		$0	$115,299	0.377000	$434.68
MONTGOMERY CO HOSPITAL DI	$115,299		$0	$115,299	0.047300	$54.54
MONTGOMERY ISD	$115,299		$0	$115,299	1.091200	$1,258.14
MONTGOMERY COUNTY MUD 08	$115,299		$0	$115,299	0.288000	$332.06
MONTGOMERY CO ESD 2	$115,299		$0	$115,299	0.100000	$115.30

Total 2025 Tax:	$2,194.72
Total 2025 Levy Paid To Date:	$2,194.72
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

TO PAY BY CREDIT CARD PLEASE CALL 1-800-351-7929 AND USE BUREAU CODE 7898505 OR VISIT WWW.MCTOTX.ORG

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AMOUNT DUE IF PAID BY THE END OF: **Print Date:** 09/22/2026

09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 0 6 0 0 *

0071560000600
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

OOOOOOR123093 OOOOOOOOOOOO OOOOOOOOOOOO 4

GENERAL INFO

ACCOUNT

Property ID: 123094
Geographic ID: 7156-00-00700
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 7

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

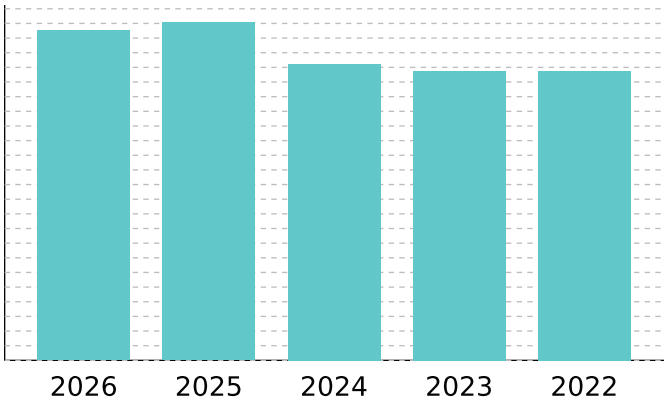
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,780
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,780
Improvement Homesite:	$101,846
Improvement Non-Homesite:	$0
Total Improvement:	$101,846
Market:	$112,626
Special Use Exclusion (-):	$0
Appraised:	$112,626
Value Limitation Adjustment (-):	$0
Net Appraised:	$112,626

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,780	$101,846	$0	$112,626	$0	$112,626
2025	$10,780	$104,519	$0	$115,299	$0	$115,299
2024	$10,780	$90,454	$0	$101,234	$0	$101,234
2023	$10,780	$88,020	$0	$98,800	$0	$98,800
2022	$10,780	$88,020	$0	$98,800	$0	$98,800

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$112,626	$112,626
GMO	Montgomery Cnty	0.377000	$112,626	$112,626
HM1	Mont Co Hospital	0.047300	$112,626	$112,626
M08	Mont Co MUD 8	0.288000	$112,626	$112,626
SMO	Montgomery ISD	1.091200	$112,626	$112,626

IMPROVEMENT

Improvement #1: Residential
State Code: A3 Description:

Improvement Value: N/A

Main Area: 1,420
Gross Building Area: 1,540

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	120

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE	MELVILLE TOWNHOMES INC	584.10		1359	
2/18/00	WDV	W/d & V/ln	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1659	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date September 22, 2026. Your local appraisal district may update these records as the tax year progresses.

Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.

Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.

PROPERTY INFORMATION

Property ID	123094		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 7
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$115,299
2025 Net Appraised Value	$115,299

2025 Total Tax Bill	$2,194.72

The property's 2025 tax bill would have been the following without any exemptions:
$2,194.72

2026 PROPERTY TAX PREVIEW

2026 Market Value	$112,626
2026 Net Appraised Value	$112,626

Your local appraisal district determines a property’s market value as of January 1 of each year. In April, the owner will receive a Notice of Appraised Value with market value and exemption information. If you disagree with your property’s market value, you can file a protest before May 15 of each year. If you do not receive the Notice of Appraised Value or the values listed above are unavailable, you can find the property’s information on the appraisal district’s website, usually in mid-April of each year.

An estimate of this property's 2026 property tax bill will be available in August at **https://www.texas.gov/living-in-texas/property-tax-transparency/**. This estimate will be based on the property’s market value, exemptions, and tax rates proposed by local taxing entities.

EXEMPTION STATUS

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2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 7

Legal Acres: .0000

Account No: **0071560000700**

Parcel Address:

CAD No: R123094 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,780	$104,519	$115,299	$115,299	$0	$115,299	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$115,299		$0	$115,299	0.377000	$434.68
MONTGOMERY CO HOSPITAL DI	$115,299		$0	$115,299	0.047300	$54.54
MONTGOMERY ISD	$115,299		$0	$115,299	1.091200	$1,258.14
MONTGOMERY COUNTY MUD 08	$115,299		$0	$115,299	0.288000	$332.06
MONTGOMERY CO ESD 2	$115,299		$0	$115,299	0.100000	$115.30

Total 2025 Tax:	$2,194.72
Total 2025 Levy Paid To Date:	$2,194.72
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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400 N San Jacinto
CONROE, TX 77301-2823

* 0 0 7 1 5 6 0 0 0 0 0 7 0 0 *

0071560000700
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

OOOOOOR123089 OOOOOOOOOOOO OOOOOOOOOOOO 6

GENERAL INFO

ACCOUNT

Property ID: 123095
Geographic ID: 7156-00-00800
Type: R
Zoning: 3
Agent: ADVALOREMTAX.NET
Legal Description: S715600 - Melville Townhomes, UNIT 8

Property Use:

LOCATION

Address:

Market Area:
Market Area CD: 74500.0
Map ID:
Zoning: 3

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: MORELIA SPILOTA LLC

Secondary Name:

Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764

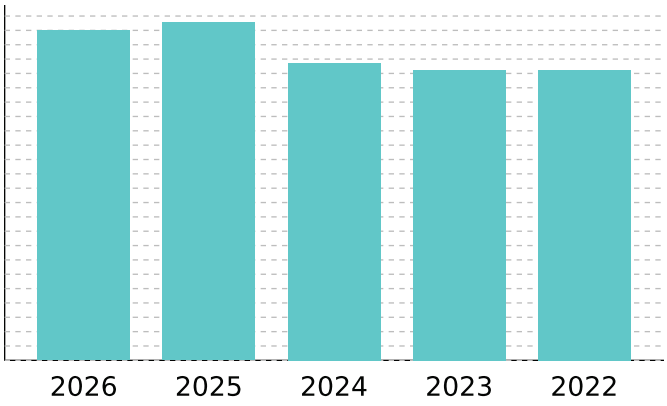
Owner ID: 744743
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$10,800
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$10,800
Improvement Homesite:	$104,133
Improvement Non-Homesite:	$0
Total Improvement:	$104,133
Market:	$114,933
Special Use Exclusion (-):	$0
Appraised:	$114,933
Value Limitation Adjustment (-):	$0
Net Appraised:	$114,933

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$10,800	$104,133	$0	$114,933	$0	$114,933
2025	$10,800	$106,931	$0	$117,731	$0	$117,731
2024	$10,800	$92,865	$0	$103,665	$0	$103,665
2023	$10,800	$90,430	$0	$101,230	$0	$101,230
2022	$10,800	$90,430	$0	$101,230	$0	$101,230

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F02	Emergency Ser Dist #2	0.100000	$114,933	$114,933
GMO	Montgomery Cnty	0.377000	$114,933	$114,933
HM1	Mont Co Hospital	0.047300	$114,933	$114,933
M08	Mont Co MUD 8	0.288000	$114,933	$114,933
SMO	Montgomery ISD	1.091200	$114,933	$114,933

IMPROVEMENT

Improvement #1: Residential Improvement Value: N/A Main Area: 1,420
State Code: A3 Description: Gross Building Area: 1,540

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	5		1	1984	1984	660
MA2.0	Main Area 2nd Flr	5		1	1984	1984	660
MAM	Main Area Masonary	5		1	1984	1984	100
OMP	Open Masonry Porch	5		1	1984	1984	120

Improvement Features

OMP Additional Factor 1: A1
MAM Additional Factor 1: A1
MA Exterior Finish: R9, Plumbing: 2FB, Foundation: 1, Interior Finish: 1, Plumbing: 8, Flooring: 1, HVAC: RH1-RC1, Fireplace: 1M2, Roof: 1, HVAC: RH1-RC1, Flooring: 2

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.0000	0	$0.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/24	GWD	Gen W/deed	LUXWAY TWO LLC	MORELIA SPILOTA LLC				2024127046
10/28/22	WDV	W/d & V/ln	MALLETTE REAL ESTATE HOLDINGS	LUXWAY TWO LLC				2022133945
2/4/21	SWD	Spcl W/deed	MELVILLE TOWNHOMES INC	MALLETTE REAL ESTATE HOLDINGS				2021025792
5/3/04	WD	Warnty Deed	CRANE, HANNELORE &	MELVILLE TOWNHOMES INC	584.10		1359	
4/7/00	GWD	Gen W/deed	CRANE, HANNELORE	CRANE, HANNELORE &	688.00		0768	
2/18/00	GWD	Gen W/deed	ALLGOOD, ROBERT K	CRANE, HANNELORE	661.00		1633	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	ALLGOOD, ROBERT K				8920367

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PROPERTY INFORMATION

Property ID	123095		
Tax Year	2026		
Report Date	September 22, 2026		
Property Address		Legal Description	S715600 - Melville Townhomes, UNIT 8
Appraisal District	MONTGOMERY CENTRAL APPRAISAL 109 GLADSTELL - P.O. BOX 2233 CONROE, TX 77301 (936) 756-3354 HTTPS://MCAD-TX.ORG	Tax Office	MONTGOMERY COUNTY TAX OFFICE 400 N SAN JACINTO CONROE , null
Tax Entities	Appraisal District Emergency Ser Dist #2 Montgomery Cnty Mont Co Hospital Mont Co MUD 8 Montgomery ISD		
Property Characteristics	[x] Residential [ ] Commercial [ ] Business Personal Property [ ] Mobile Home [ ] Under Construction / Incomplete		
Exemptions as of January 1			

2025 PROPERTY TAXES

2025 Market Value	$117,731
2025 Net Appraised Value	$117,731

2025 Total Tax Bill	$2,241.02

The property's 2025 tax bill would have been the following without any exemptions:
$2,241.01

2026 PROPERTY TAX PREVIEW

2026 Market Value	$114,933
2026 Net Appraised Value	$114,933

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2025 YEAR TAX STATEMENT

TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

Legal Description:
S715600 - MELVILLE TOWNHOMES, UNIT 8

Legal Acres: .0000

Account No: **0071560000800**

Parcel Address:

CAD No: R123095 **As of Date:** 09/22/2026 **Print Date:** 09/22/2026

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
$10,800	$106,931	$117,731	$117,731	$0	$117,731	$0	$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	$117,731		$0	$117,731	0.377000	$443.85
MONTGOMERY CO HOSPITAL DI	$117,731		$0	$117,731	0.047300	$55.69
MONTGOMERY ISD	$117,731		$0	$117,731	1.091200	$1,284.68
MONTGOMERY COUNTY MUD 08	$117,731		$0	$117,731	0.288000	$339.07
MONTGOMERY CO ESD 2	$117,731		$0	$117,731	0.100000	$117.73

Total 2025 Tax:	$2,241.02
Total 2025 Levy Paid To Date:	$2,241.02
2025 Levy Due:	$0.00
Total 2025 Due:	$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:					
09/30/2026 20%	**11/02/2026 21%**	**11/30/2026 22%**	**12/31/2026 23%**	**02/01/2027 24%**	**03/01/2027 25%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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School Information :

MONTGOMERY ISD **2025 M&O .71690000 I&S .37430000 Total 1.0912000 2024 M&O .71690000 I&S .37430000 Total 1.0912000**

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09/30/2026 20%	11/02/2026 21%	11/30/2026 22%	12/31/2026 23%	02/01/2027 24%	03/01/2027 25%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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MONTGOMERY COUNTY TAX OFFICE
TAMMY J. MCRAE
400 N San Jacinto
CONROE, TX 77301-2823

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0071560000800
MORELIA SPILOTA LLC
3100 WESLAYAN ST STE 315
HOUSTON, TX 77027-5764

AMOUNT PAID:

$_____.____

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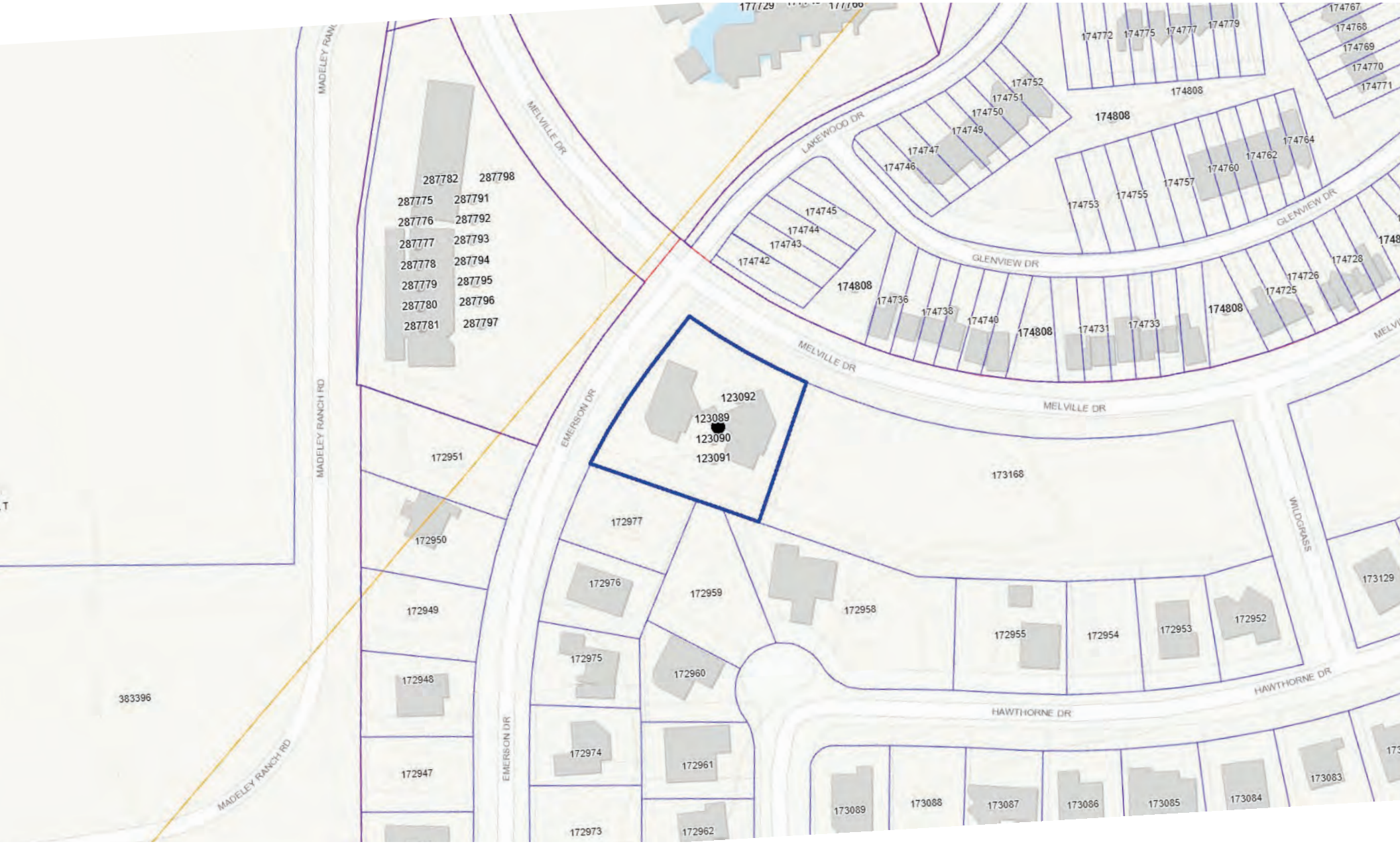
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MELVILLE DR
LAKEWOOD DR
GLENVIEW DR
EMERSON DR
HAWTHORNE DR
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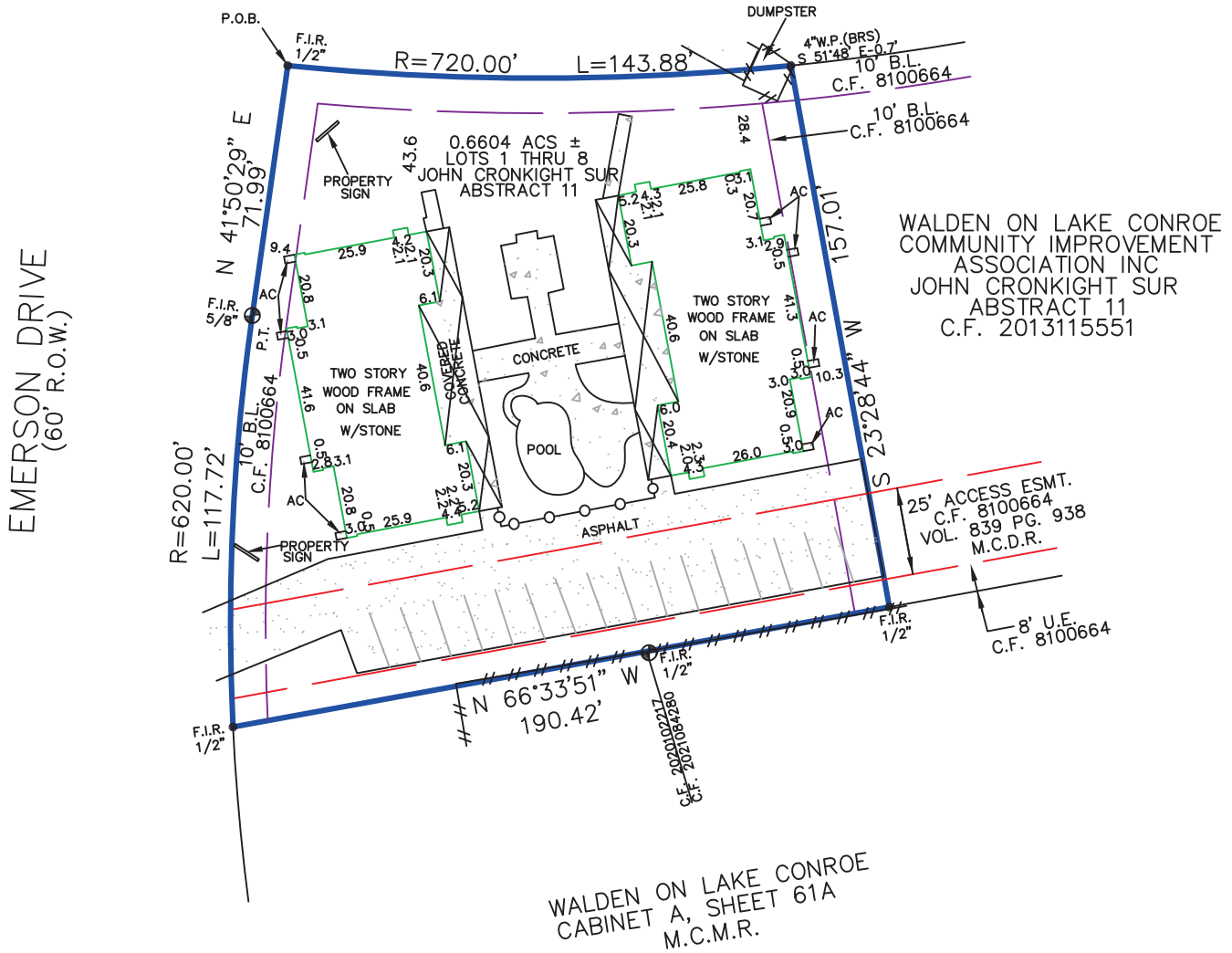
SURVEY

tranzon®

12455 MELVILLE DRIVE UNITS 1-8
(60' R.O.W.)



Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: C.F. 2021025792
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS,UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- RESIDENCE OVER SIDE STREET B.L.
- RECIPROCAL EASEMENT AND RIGHTS IN AND TO THE PARTY WALL LOCATED ON THE INSURED PROPERTY, BY VIRTUE OF THE FACT THAT SAID WALL IS LOCATED PARTLY ON THE ABOVE DESCRIBED PROPERTY AND PARTLY ON THE ADJOINING PROPERTY.

LEGAL DESCRIPTION

LOTS ONE (1) THROUGH EIGHT (8) OF MELVILLE TOWNHOMES, A SUBDIVISION LOCATED IN THE JOHN CRONKIGHT SURVEY, A-11, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SHEETS 146B AND 147A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS ATTACHED.

LUXWAYTWO, LLC	ADDRESS 12455 MELVILLE DRIVE UNITS 1-8

STATE OF TEXAS REGISTERED

JOB #	2210019
DATE	10-5-2022
GF#	22-699869-SG

LOTS ONE (1) THROUGH EIGHT (8) OF MELVILLE TOWNHOMES, A SUBDIVISION LOCATED IN THE JOHN CRONKIGHT SURVEY, A-11, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SHEETS 146B AND 147A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF EMERSON DRIVE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MELVILLE DRIVE, A 60 FOOT WIDE RIGHT-OF-WAY;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG AND COINCIDENT WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE DRIVE WITH A CURVE TO THE LEFT, HAVING AS ITS ELEMENTS; A CENTRAL ANGLE OF 11 DEGREES 26'53", A RADIUS OF 720.00 FEET, AN ARC LENGTH OF 143.88 FEET AND A CHORD BEARING SOUTH 56° 12'49" EAST, A DISTANCE OF 143.62 FEET TO A POINT FOR CORNER, FROM WHICH A 4 INCH WOOD POST BEARS SOUTH 51° 48' EAST A DISTANCE OF 0.7 FEET, FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION INC. IN MONTGOMERY COUNTY CLERK'S FILE NUMBER 2013115551;

THENCE SOUTH 23° 28'44" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION INC., FOR A DISTANCE OF 157.01 FEET, TO A 1/2 INCH IRON ROD, FOUND MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION INC. TRACT;

THENCE NORTH 66° 33'51" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF WALDEN ON LAKE CONROE SUBDIVISION, RECORDED IN CABINET A, SHEET 61 OF THE MONTGOMERY COUNTY MAP RECORDS, A DISTANCE OF 190.42 FEET, TO A 1/2 INCH IRON ROD, FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID WALDEN ON LAKE CONROE SUBDIVISION;

THENCE IN A NORTHEASTERLY DIRECTION ALONG AND COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF EMERSON DRIVE WITH A CURVE TO THE RIGHT, HAVING AS ITS ELEMENTS: A CENTRAL ANGLE OF 10° 52'44", A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 117.72 FEET AND A CHORD BEARING NORTH 36 DEGREES 28'44" EAST, 117.54 FEET TO A 5/8 INCH IRON ROD, FOUND MARKING A POINT OF TANGENCY;

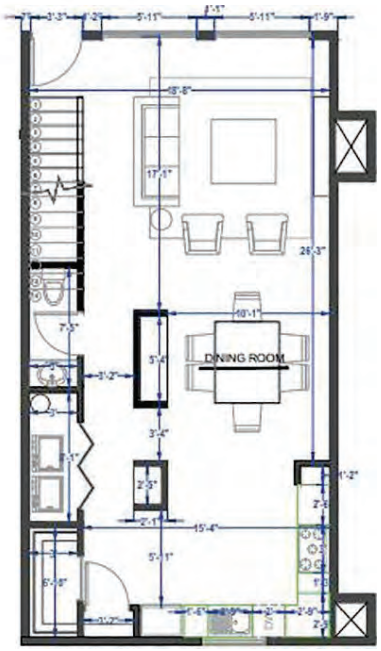
THENCE NORTH 41° 50'29" EAST, ALONG AND COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, A DISTANCE OF 71.99 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 0.6604 ACRES OF LAND, MORE OR LESS.



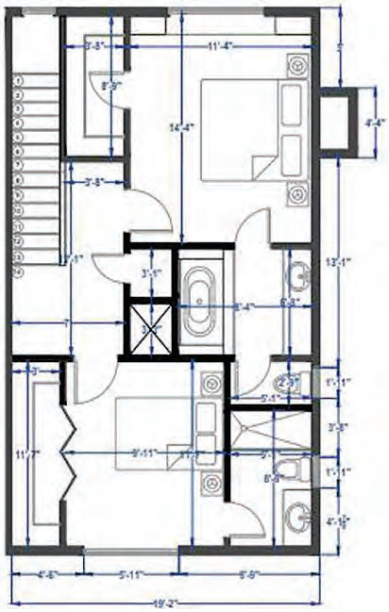
FLOOR PLANS

tranzon®

1st FLOOR



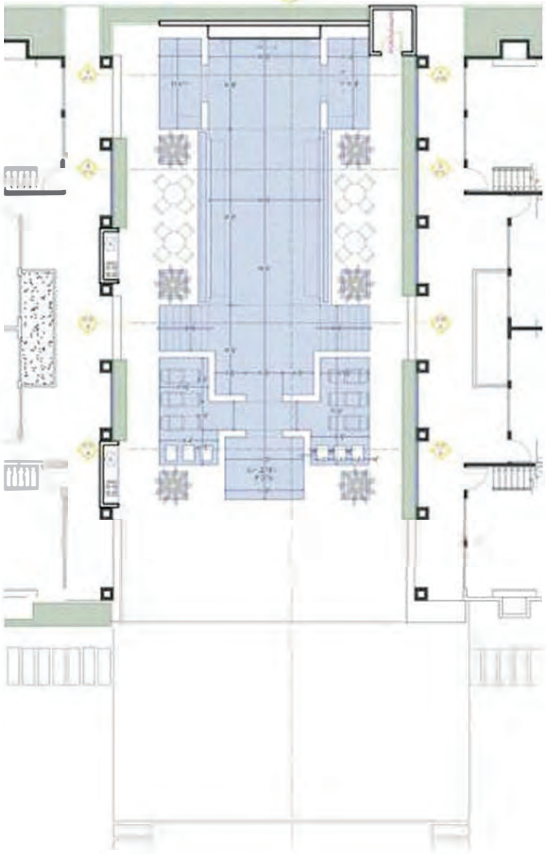
2nd FLOOR



TOWNHOMES

- 2 BEDROOM
- 2 ½ BATHROOMS
- KITCHEN
- APPLIANCES
  (Refrigerator, stove. microwave, washing and dryer machine)
- LIVING ROOM
- DINING ROOM
- FANS
- GARAGE FOR TWO VEHICLES

SQUARE FOOTAGE	
DESCRIPTION	AREA
1ST FLOOR LIVING AREA:	752.25 SF
2ND FLOOR LIVING AREA:	664.62 SF
TOTAL LIVING AREA: 1,416.87 SF	
TOTAL BUILDING AREA: 1,416.87 SF	



DEMOGRAPHICS

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Executive Summary

12455 Melville Dr, Montgomery, Texas, 77356

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	6,035	28,208	46,357
2020 Male Population	48.5%	48.7%	49.0%
2020 Female Population	51.5%	51.3%	51.0%
2026 Population	6,268	32,288	57,682
2026 Male Population	48.8%	49.2%	49.5%
2026 Female Population	51.2%	50.8%	50.5%
2031 Population	6,651	35,132	63,913
2031 Male Population	48.6%	49.1%	49.3%
2031 Female Population	51.4%	50.9%	50.7%
2010-2020 Annual Rate	2.50%	2.14%	2.76%
2020-2026 Annual Rate	0.61%	2.18%	3.56%
2026-2031 Annual Rate	1.19%	1.70%	2.07%

In the identified area, the current year population is **57,682**. In 2020, the Census count in the area was **46,357**. The rate of change since 2020 was **3.56%** annually. The five-year projection for the population in the area is **63,913** representing a change of **2.07%** annually from 2026 to 2031. Currently, the population is **49.5%** male and **50.5%** female.

Median Age			
2026 Median Age	45.2	49.7	46.0

The median age in this area is **46.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	82.5%	81.4%	79.0%
2026 Black Alone	2.8%	2.8%	3.4%
2026 American Indian Alone	0.4%	0.5%	0.7%
2026 Asian Alone	1.0%	1.7%	1.8%
2026 Pacific Islander Alone	0.2%	0.1%	0.1%
2026 Some Other Race Alone	2.3%	3.1%	4.0%
2026 Two or More Races	10.8%	10.3%	10.9%
2026 Hispanic Origin	11.8%	12.7%	14.5%
2026 Diversity Index	45.1	47.5	51.9

Persons of Hispanic origin represent **14.5%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **51.9** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Households	1 mile	3 miles	5 miles
2026 Wealth Index	132	157	148
2010 Total Households	1,863	9,389	14,291
2020 Total Households	2,355	11,741	18,808
2026 Total Households	2,517	13,823	23,911
2031 Total Households	2,720	15,358	27,010
2010-2020 Annual Rate	2.37%	2.26%	2.78%
2020-2026 Annual Rate	1.07%	2.65%	3.92%
2026-2031 Annual Rate	1.56%	2.13%	2.47%
2026 Average Household Size	2.49	2.34	2.41

The household count in this area has changed from **18,808** in 2020 to **23,911** in the current year, a change of **3.92%** annually. The five-year projection of households is **27,010**, a change of **2.47%** annually from the current year total. Average household size is currently **2.41**, compared to **2.46** in the year 2020. The number of families in the current year is **17,312** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.1%	24.0%	23.0%

Median Household Income			
2026 Median Household Income	$95,152	$111,415	$110,686
2031 Median Household Income	$113,363	$128,281	$127,824
2026-2031 Annual Rate	3.56%	2.86%	2.92%

Average Household Income			
2026 Average Household Income	$132,762	$151,373	$151,083
2031 Average Household Income	$149,134	$167,157	$169,723
2026-2031 Annual Rate	2.35%	2.00%	2.35%

Per Capita Income			
2026 Per Capita Income	$54,009	$65,136	$62,478
2031 Per Capita Income	$61,840	$73,447	$71,576
2026-2031 Annual Rate	2.74%	2.43%	2.76%

Income Equality			
2026 Gini Index	47.2	45.4	44.7

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Households by Income

Current median household income is **$110,686** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$127,824** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$151,083** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$169,723** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$62,478** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$71,576** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	86	88	91
2010 Total Housing Units	2,438	11,525	17,174
2010 Owner Occupied	1,539	8,030	12,047
2010 Renter Occupied	324	1,359	2,244
2010 Vacant	575	2,136	2,883
2020 Housing Units	2,962	13,960	21,854
2020 Owner Occupied	1,956	9,804	15,312
2020 Renter Occupied	399	1,937	3,496
2020 Vacant	600	2,177	2,987
2026 Housing Units	3,184	16,293	27,664
2026 Owner Occupied	2,078	11,470	19,502
2026 Renter Occupied	439	2,353	4,409
2026 Vacant	667	2,470	3,753
2031 Total Housing Units	3,448	18,088	31,156
2031 Owner Occupied	2,255	12,850	22,193
2031 Renter Occupied	466	2,508	4,817
2031 Vacant	728	2,730	4,146

Socioeconomic Status

2026 Socioeconomic Status Index	60.1	58.8	58.4

Currently, **65.3%** of the **27,664** housing units in the area are owner occupied; **13.8%** renter occupied; and **20.9%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **21,854** housing units in the area and **600** vacant housing units. The annual rate of change in housing units since 2020 is **3.84%**. Median home value in the area is **$433,442**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **8.52%** annually to **$587,186.**

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Key Facts

12455 Melville Dr, Montgomery, Texas, 77356
Ring of 1 mile

KEY FACTS

6,268
Population

45.2
Median Age

2.5
Average Household Size

$95,152
Median Household Income

EDUCATION

3.2%
No High School Diploma

16.4%
High School Graduate

21.9%
Some College/ Associate's Degree

58.5%
Bachelor's/Grad/ Prof Degree

BUSINESS

76
Total Businesses

337
Total Employees

EMPLOYMENT

79.1%
White Collar

8.7%
Blue Collar

12.1%
Services

0.5%
Unemployment Rate

INCOME

$95,152
Median Household Income

$54,009
Per Capita Income

$431,073
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (19.7%)

The smallest group: $15,000 - $24,999 (1.4%)

Indicator	Value	Diff
<$15,000	13.9%	+7.7%
$15,000 - $24,999	1.4%	-2.6%
$25,000 - $34,999	1.7%	-2.3%
$35,000 - $49,999	8.5%	+1.3%
$50,000 - $74,999	17.1%	+2.6%
$75,000 - $99,999	8.6%	-4.5%
$100,000 - $149,999	17.8%	+0.2%
$150,000 - $199,999	11.1%	-0.8%
$200,000+	19.7%	-1.8%

Bars show deviation from Montgomery County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

12455 Melville Dr, Montgomery, Texas, 77356
Ring of 3 miles

KEY FACTS

32,288
Population

49.7
Median Age

2.3
Average Household Size

$111,415
Median Household Income

EDUCATION

3.7%
No High School Diploma

20.8%
High School Graduate

26.8%
Some College/ Associate's Degree

48.8%
Bachelor's/Grad/ Prof Degree

BUSINESS

697
Total Businesses

3,738
Total Employees

EMPLOYMENT

73.7%
White Collar

16.2%
Blue Collar

10.0%
Services

1.7%
Unemployment Rate

INCOME

$111,415
Median Household Income

$65,136
Per Capita Income

$662,032
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (23.8%)

The smallest group: $15,000 - $24,999 (2.2%)

Indicator	Value	Diff
<$15,000	9.8%	+3.6%
$15,000 - $24,999	2.2%	-1.8%
$25,000 - $34,999	2.7%	-1.3%
$35,000 - $49,999	6.9%	-0.3%
$50,000 - $74,999	12.8%	-1.7%
$75,000 - $99,999	11.2%	-1.9%
$100,000 - $149,999	18.4%	+0.8%
$150,000 - $199,999	12.1%	+0.2%
$200,000+	23.8%	+2.3%

Bars show deviation from Montgomery County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

12455 Melville Dr, Montgomery, Texas, 77356
Ring of 5 miles

KEY FACTS

57,682
Population

46.0
Median Age

2.4
Average Household Size

$110,686
Median Household Income

EDUCATION

4.3%
No High School Diploma

21.3%
High School Graduate

29.2%
Some College/ Associate's Degree

45.1%
Bachelor's/Grad/ Prof Degree

BUSINESS

1,791
Total Businesses

10,993
Total Employees

EMPLOYMENT

71.9%
White Collar

16.7%
Blue Collar

11.3%
Services

1.7%
Unemployment Rate

INCOME

$110,686
Median Household Income

$62,478
Per Capita Income

$603,910
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (24.3%)

The smallest group: $15,000 - $24,999 (2.0%)

Indicator	Value	Diff
<$15,000	8.2%	+2.0%
$15,000 - $24,999	2.0%	-2.0%
$25,000 - $34,999	3.0%	-1.0%
$35,000 - $49,999	6.2%	-1.0%
$50,000 - $74,999	13.2%	-1.3%
$75,000 - $99,999	12.6%	-0.5%
$100,000 - $149,999	19.9%	+2.3%
$150,000 - $199,999	10.7%	-1.2%
$200,000+	24.3%	+2.8%

Bars show deviation from Montgomery County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

TRAFFIC COUNT

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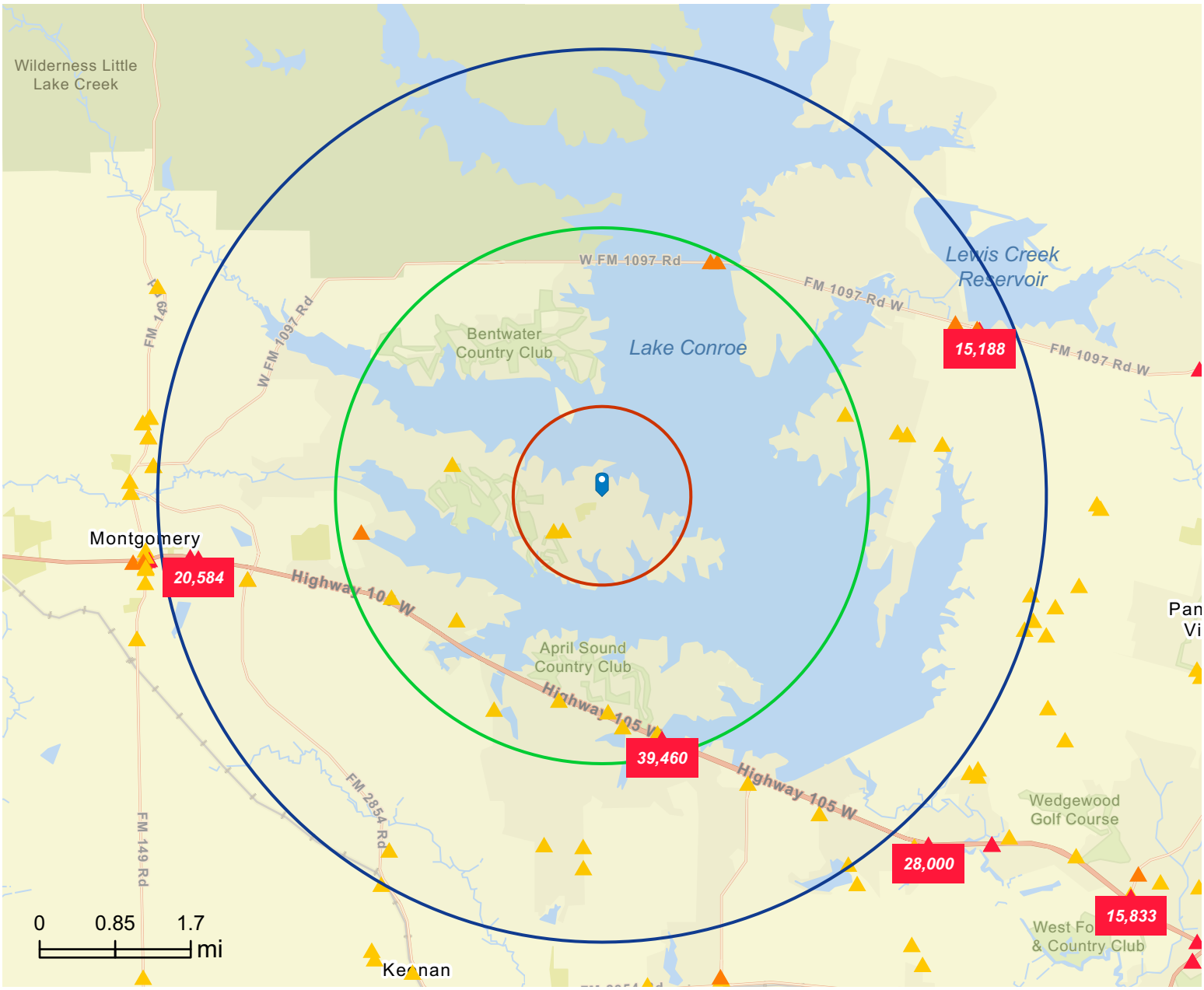
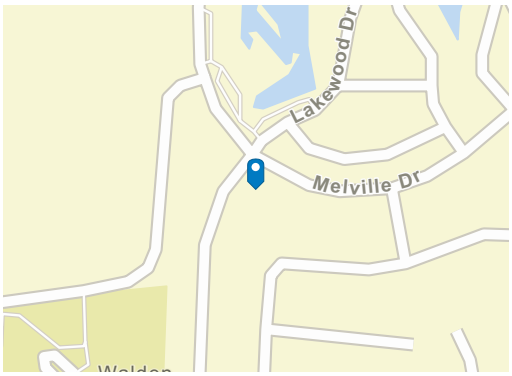
Traffic Count Map

12455 Melville Dr, Montgomery, Texas, 77356

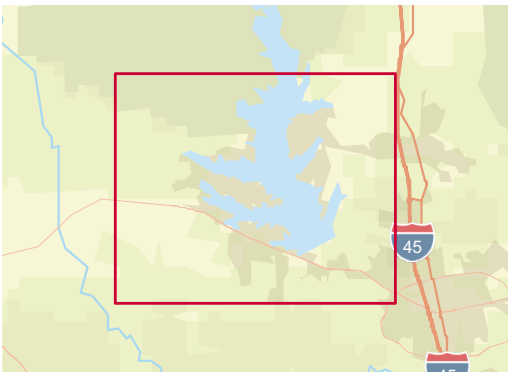
Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



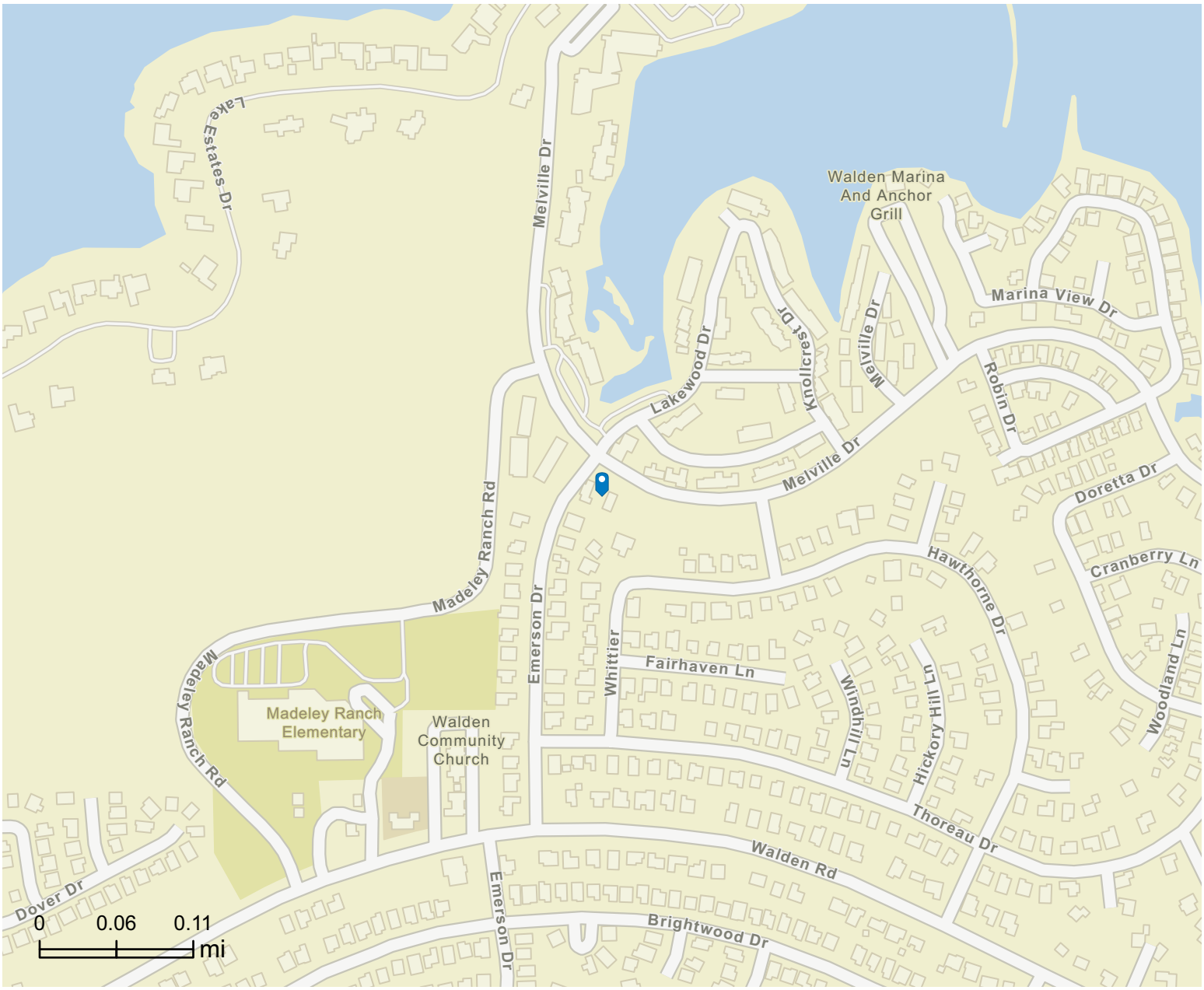
Source: Traffic Counts (2026)

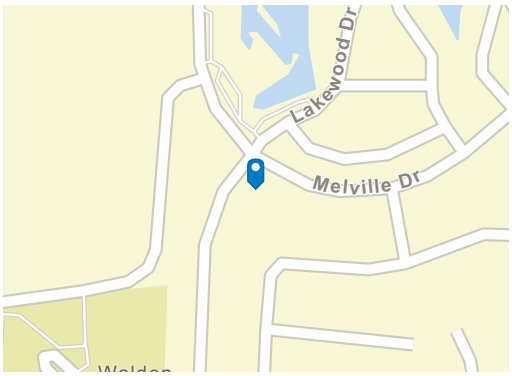
© 2026 Esri

Traffic Count Map - Close Up

12455 Melville Dr, Montgomery, Texas, 77356

Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



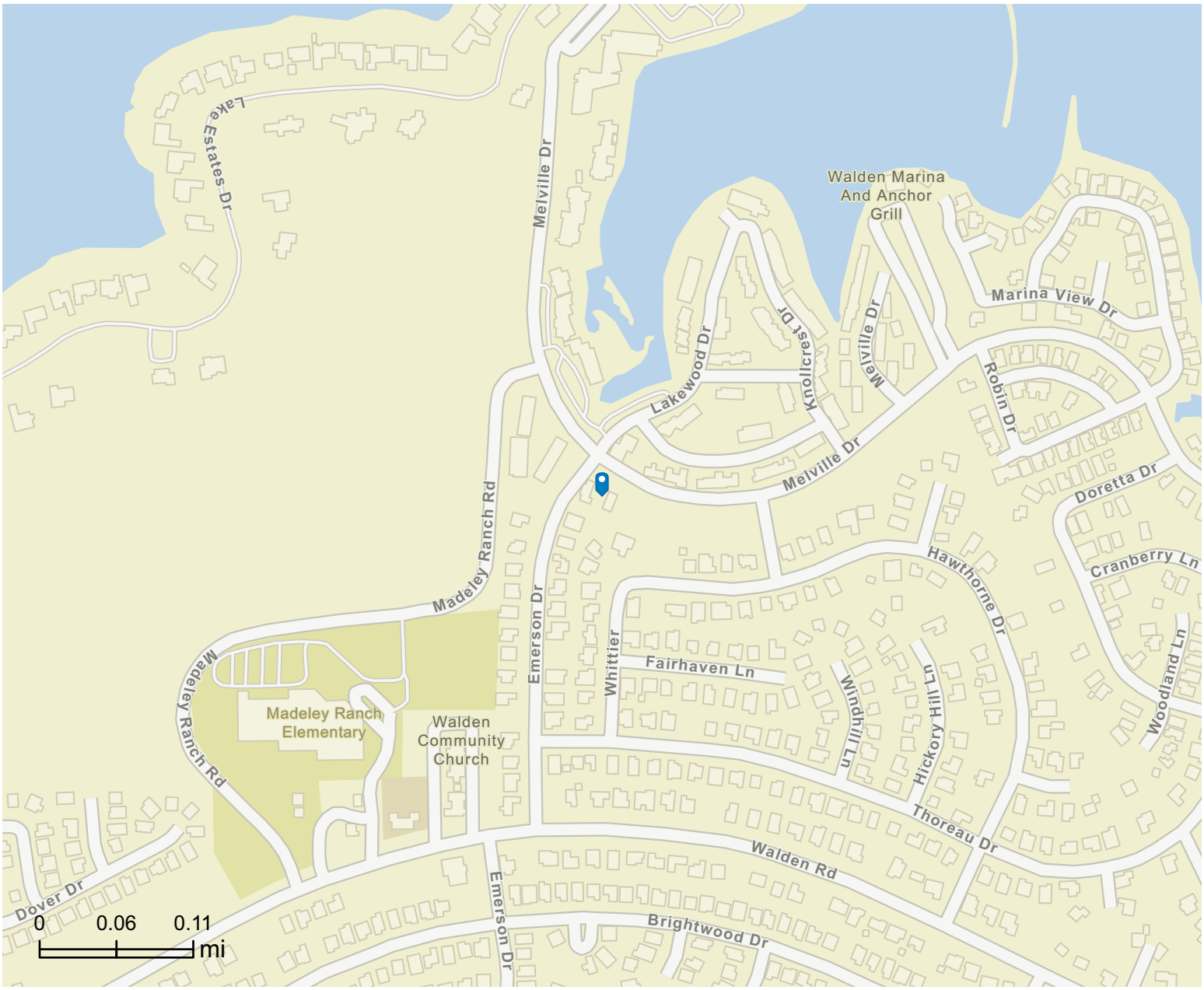
Source: Traffic Counts (2026)

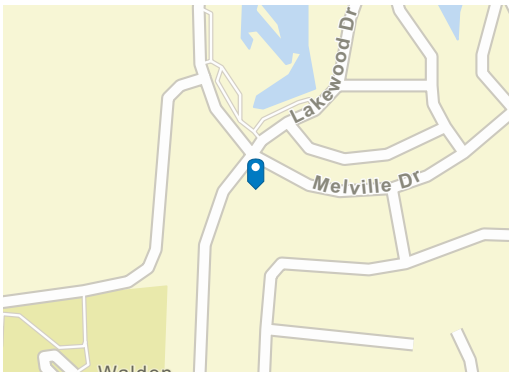
© 2026 Esri

Traffic Count Map - Close Up

12455 Melville Dr, Montgomery, Texas, 77356

Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



Source: Traffic Counts (2026)

© 2026 Esri

STR COMPS

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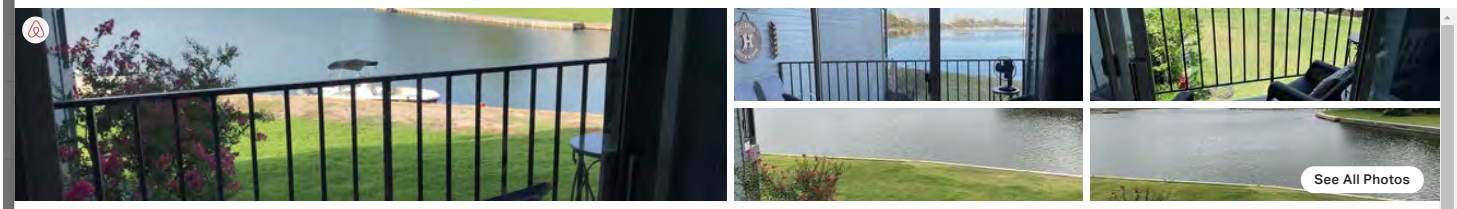
Save

STR Listing Overview



Short-term Rental Listing Overview

2 2 8 5 (210)

Amazing Waterfront Renovated Condo on Lake Conroe

Market: Houston **Market Score:** 79 **Type:** Apartment **Price Tier:** Upscale

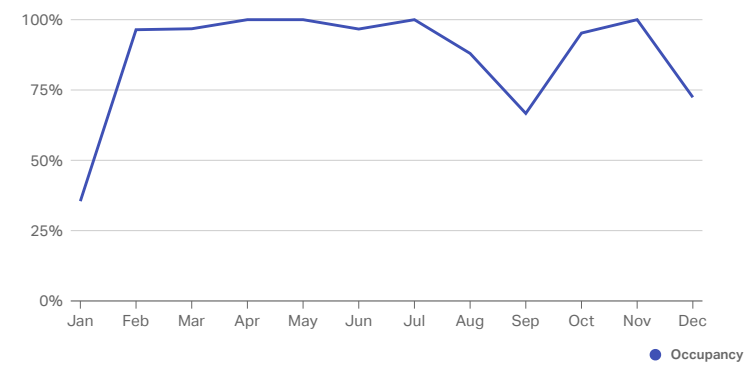
Connect your listing for FREE
Get personalized listing performance and pricing recommendations

Connect Now

$46K	314	$39.5K	86%	$146.4
Revenue Potential	Days Available	Annual Revenue	Occupancy	Average Daily Rate

How has this listing performed historically?

Occupancy Rate over the Last 12 months



What key amenities does this listing offer?

Television	Pool
Dryer	Air Conditioning
Washer	Heating
Kitchen	Parking
Cable TV	Internet

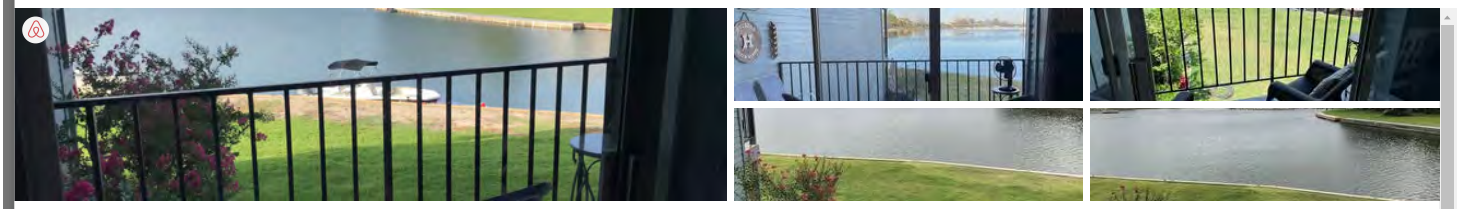
Show All 12 Amenities

How is this listing priced for future dates?

January 2025

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			~~1~~	~~2~~	~~3~~	~~4~~
~~5~~	~~6~~	~~7~~	~~8~~	~~9~~	~~10~~	~~11~~
~~12~~	~~13~~	~~14~~	~~15~~	16	17 $129	18 $129
19	20	21	22	23	24	25

STR Listing Overview



Short-term Rental Listing Overview

2 2 8 5 (210)

Amazing Waterfront Renovated Condo on Lake Conroe

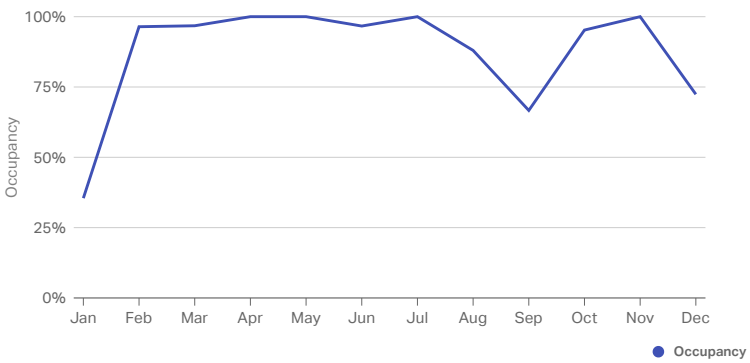
Market: Houston **Market Score:** 79 **Type:** Apartment **Price Tier:** Upscale

Connect your listing for FREE
Get personalized listing performance and pricing recommendations

$46K	314	$39.5K	86%	$146.4
Revenue Potential	Days Available	Annual Revenue	Occupancy	Average Daily Rate

How has this listing performed historically?

Occupancy Rate over the Last 12 months



What key amenities does this listing offer?

- Television
- Dryer
- Washer
- Kitchen
- Cable TV
- Pool
- Air Conditioning
- Heating
- Parking
- Internet

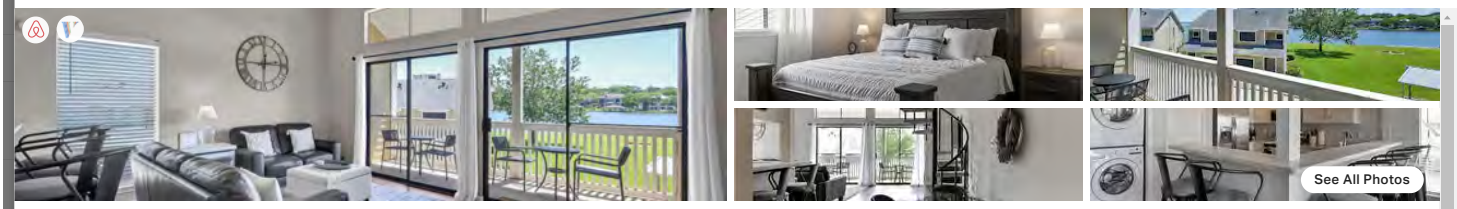
How is this listing priced for future dates?

January 2025

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			~~1~~	~~2~~	~~3~~	~~4~~
~~5~~	~~6~~	~~7~~	~~8~~	~~9~~	~~10~~	~~11~~
~~12~~	~~13~~	~~14~~	~~15~~	**16**	17 $129	18 $129
19	20	21	22	23	24	25

Save

STR Listing Overview



Short-term Rental Listing Overview

2 2 6 5 (74)

Lake-View Condo with Pool & Swim Access

Market: Houston **Market Score:** 79 **Type:** Apartment **Price Tier:** Economy

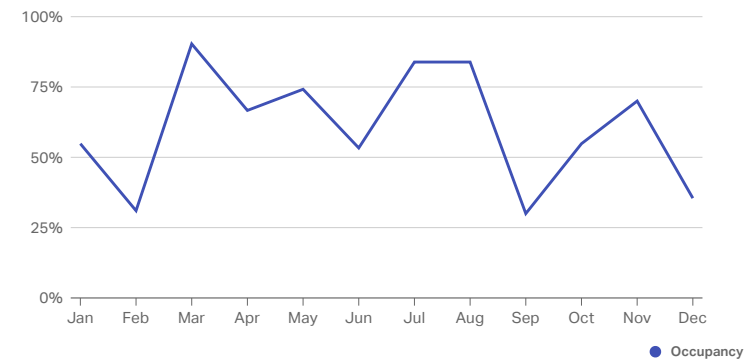
Connect your listing for FREE
Get personalized listing performance and pricing recommendations

Connect Now

$36.3K	366	$36.3K	61%	$162.6
Revenue Potential	Days Available	Annual Revenue	Occupancy	Average Daily Rate

How has this listing performed historically?

Occupancy Rate over the Last 12 months



What key amenities does this listing offer?

Television	Pool
Dryer	Air Conditioning
Washer	Heating
Kitchen	Parking
Internet	Family-Friendly

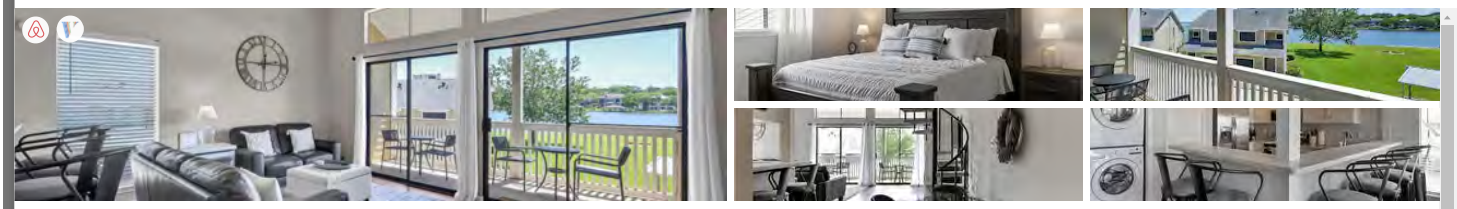
Show All 11 Amenities

How is this listing priced for future dates?

January 2025

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			~~1~~	~~2~~	~~3~~	~~4~~
~~5~~	~~6~~	~~7~~	~~8~~	~~9~~	~~10~~	~~11~~
~~12~~	~~13~~	~~14~~	~~15~~	16	17 $205	18 $222
19	20	21	22	23	24	25

STR Listing Overview



Short-term Rental Listing Overview

2 2 6 5 (74)

Lake-View Condo with Pool & Swim Access

Market: Houston **Market Score:** 79 **Type:** Apartment **Price Tier:** Economy

Connect your listing for FREE
Get personalized listing performance and pricing recommendations

$36.3K	366	$36.3K	61%	$162.6
Revenue Potential	Days Available	Annual Revenue	Occupancy	Average Daily Rate

How has this listing performed historically?

Occupancy Rate over the Last 12 months



What key amenities does this listing offer?

- Television
- Dryer
- Washer
- Kitchen
- Internet
- Pool
- Air Conditioning
- Heating
- Parking
- Family-Friendly

How is this listing priced for future dates?

January 2025

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17 $205	18 $222
19	20	21	22	23	24	25

Save

STR Listing Overview



Short-term Rental Listing Overview

2 2 6 0 (0)

Lovely 2 bedroom condo w/ pool

Market: Houston **Market Score:** 79 **Type:** Apartment **Price Tier:** Luxury

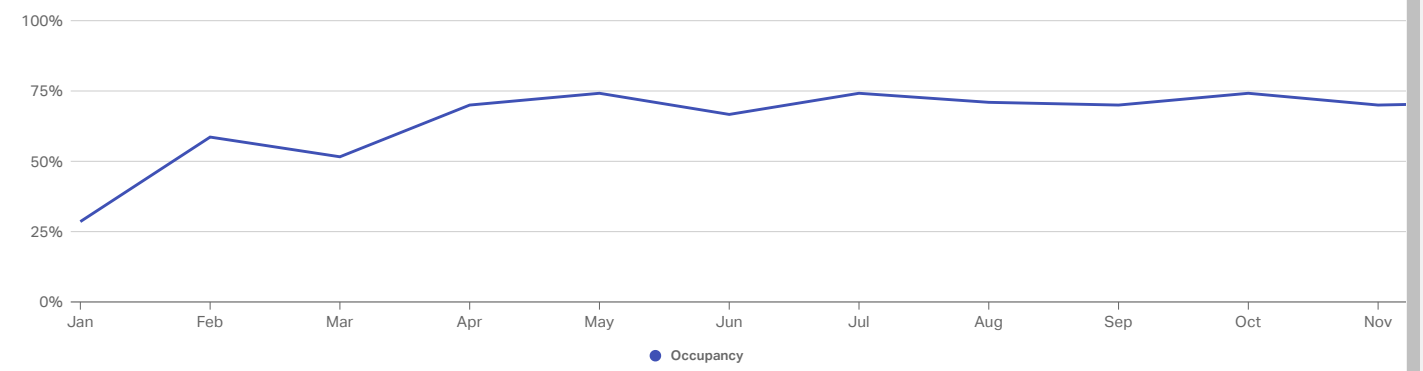
Connect your listing for FREE
Get personalized listing performance and pricing recommendations

Connect Now

$44.3K	363	$44.3K	65%	$186.9
Revenue Potential	Days Available	Annual Revenue	Occupancy	Average Daily Rate

How has this listing performed historically?

Occupancy Rate over the Last 12 months



What key amenities does this listing offer?

- Television
- Air Conditioning
- Washer
- Parking
- Family-Friendly
- Pool
- Hot Tub
- Kitchen
- Internet
- Wireless Internet

Show All 11 Amenities

How is this listing priced for future dates?

January 2025

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			~~1~~	~~2~~	~~3~~	~~4~~
~~5~~	~~6~~	~~7~~	~~8~~	~~9~~	~~10~~	~~11~~
~~12~~	~~13~~	~~14~~	~~15~~	16	17 $0	18 $0
19	20	21	22	23	24	25

STR Listing Overview



Short-term Rental Listing Overview

2 2 6 0 (0)

Lovely 2 bedroom condo w/ pool

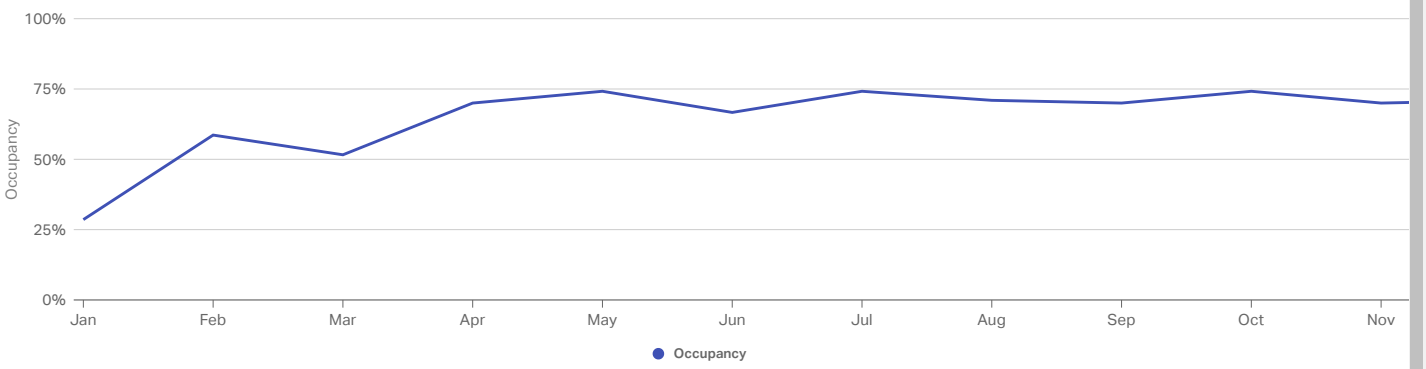
Market: Houston **Market Score:** 79 **Type:** Apartment **Price Tier:** Luxury

Connect your listing for FREE
Get personalized listing performance and pricing recommendations

$44.3K	363	$44.3K	65%	$186.9
Revenue Potential	Days Available	Annual Revenue	Occupancy	Average Daily Rate

How has this listing performed historically?

Occupancy Rate over the Last 12 months



What key amenities does this listing offer?

- Television
- Air Conditioning
- Washer
- Parking
- Family-Friendly
- Pool
- Hot Tub
- Kitchen
- Internet
- Wireless Internet

How is this listing priced for future dates?

January 2025

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17 $0	18 $0
19	20	21	22	23	24	25

TITLE COMMITMENT

tranzon®

First American Title Guaranty Company	Commitment for Title Insurance (T-7) ISSUED BY **First American Title Guaranty Company**
Commitment	

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A** AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We **FIRST AMERICAN TITLE GUARANTY COMPANY** will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

FIRST AMERICAN TITLE GUARANTY COMPANY

By:_____
Sally French Tyler, President

By:_____
William J. Aulbert, Secretary

By: _____
Authorized Countersignature

(This Commitment is valid only when Schedules A, B, C, and D are attached) **This jacket was created electronically and constitutes an original document**

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El seguro de título le asegura en relación a perdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y enterderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- **MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the “area and boundary” exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner’s Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company’s other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the “area and boundary” exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

First American
Title Guaranty Company

FIRST AMERICAN TITLE GUARANTY COMPANY

Commitment for Title Insurance Form (T-7)

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

> "Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is **$2,000,000** or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of **$2,000,000** shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE _____ DATE _____

First American Title Guaranty Company

Important Notice

ISSUED BY

First American Title Guaranty Company

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

First American Title Guaranty Company

To get information or file a complaint with your insurance company or HMO:

Call: First American Claims at 1-888-632-1642
Toll-free: 1-888-632-1642
Email: claims.nic@firstam.com
Mail: 1 First American Way, Santa Ana, CA 92707

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

First American Title Guaranty Company

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Llame a: First American Claims at 1-888-632-1642
Teléfono gratuito: 1-888-632-1642
Correo electrónico: claims.nic@firstam.com
Dirección postal: 1 First American Way, Santa Ana, CA 92707

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439
Presente una queja en: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

First American Title Guaranty Company	Commitment for Title Insurance (T-7)
	ISSUED BY **First American Title Guaranty Company**
Schedule A	

Effective Date: September 17, 2026 at 08:00AM GF No. 2026-194

Commitment No. 2026-194, issued September 30, 2026

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   (Not applicable for improved one-to-four family residential real estate)
   Policy Amount: $800,000.00
   PROPOSED INSURED: TBD

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
   ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
   Policy Amount: $
   PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
   Policy Amount: $1.00
   PROPOSED INSURED: TBD, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions.
   Proposed Borrower: TBD

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
   Policy Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
   Binder Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   f. OTHER
   Policy Type:
   Policy Amount: $
   PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   MORELIA SPILOTA, LLC, A TEXAS LIMITED LIABILITY COMPANY

4. Legal Description of Land:
   Lots One (1) through Eight (8) of MELVILLE TOWNHOMES, a Subdivision located in The John Cronkight Survey, A-11, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet 1, Sheets 146B and 147A of the Map Records of Montgomery County, Texas; and being more particularly described as follows:

(This Schedule A is valid only if Cover, Schedules B, C and D are attached)

Beginning at a 1/2 inch iron rod found marking the Northwest corner of the herein described tract at the intersection of the Easterly Right-of-Way Line of Emerson Drive with the Southerly Right-of-Way Line of Melville Drive, a 60 foot wide right-of-way;

Thence in a Southeasterly direction along and coincident with the Southwesterly Right-of-Way Line of Melville Drive with a curve to the left, having as its elements; a central angle of 11 Degrees 26' 53", a Radius of 720.00 feet, an Arc Length of 143.88 feet and a Chord Bearing South 56 Deg 12' 49" East, a distance of 143.62 feet to a point for corner, from which a 4 inch wood post bears South 51 Deg 48' East a distance of 0.7 feet, found marking the Northeast corner of herein described tract, said point also being the Northwest corner of a tract of land conveyed to Walden on Lake Conroe Community Improvement Association Inc., in Montgomery County Clerk's File Number 2013115551;

Thence South 23 Deg 28' 44" West, along and coincident with the common line of said Lake Conroe Community Improvement Association Inc., for a distance of 157.01 feet, to a 1/2 inch iron rod, found marking the Southeast corner of herein described tract, said point also being the Southwest corner of said Lake Conroe Community Improvement Association Inc., Tract;

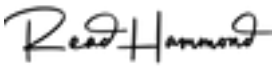
Thence North 66 Deg 33' 51" West, along and coincident with the common line of Walden on Lake Conroe Subdivision, recorded in Cabinet A, Sheet 61 of the Montgomery County Map Records, a distance of 190.42 feet, to a 1/2 inch iron rod, found marking the Southwest corner of herein described tract, said point being the Northwest corner of said Walden on Lake Conroe Subdivision;

Thence in a Northeasterly direction along and coincident with the Easterly Right-of-Way Line of Emerson Drive with a curve to the right, having as its elements: a central angle of 10 deg 52' 44", a radius of 620.00 feet, an arc length of 117.72 feet and a chord bearing North 36 Deg 28' 44" East, 117.54 feet to a 5/8 inch iron rod found marking a point of tangency;

Thence North 41 deg 50' 29" East, along and coincident with the Easterly Right-of-Way Line of said Emerson Drive, a distance of 71.99 feet, returning to the Point of Beginning and containing within these calls 0.6604 acres of land, more or less, commonly known: as 12455 Melville Drive, Montgomery, Texas 77356.

SAGE TITLE COMPANY
3000 Weslayan Street, Suite 305, Houston, TX 77027
Telephone: (832) 934-7820

Countersigned:



By: _____
Authorized Countersignature
Read Hammond, License #2400320
Sage Title Company, License #2614220
Issuing Agent

(This Schedule A is valid only if Cover, Schedules B, C and D are attached)

First American Title Guaranty Company	Commitment for Title Insurance (T-7)
	ISSUED BY **First American Title Guaranty Company**
Schedule B	

GF No.: 2026-194

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below:
   See Exceptiom 10(a) below.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or

   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or

   c. to filled-in lands, or artificial islands, or

   d. to statutory water rights, including riparian rights, or

   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2027, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2027 and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

(This Schedule B is valid only if Cover, Schedules A, C and D are attached)

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

    a. The following restrictive covenants of record itemized below, and all easements, covenants, assessments, liens, and other terms that are not restrictive covenants contained in the following instruments: Cabinet 1, Sheet 146-B of the Map and/or Plat Records, Volume 772, Page 848 and Volume 1089, Page 474 of the Deed Records, and County Clerk's File No. 8100664 , 8850899 , 2000-010504 and 2000-086359 of the Official Public Records of MONTGOMERY County, Texas.

       Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}.

    b. Maintenance Charge/Assessments as provided for in instrument(s) recorded in Volume 772, Page 848 of the Deed Records and County Clerk's File No. 8850899 , of the Official Public Records of MONTGOMERY County, Texas.

    c. Rights of Parties in Possession.

    d. Visible and apparent easements on or across property described in Schedule A.

    e. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

    f. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

    g. Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Cabinet 1, Sheet 146-B of the Map and/or Plat records of MONTGOMERY County, Texas.

    h. Easement: Utility and Access Easement
       Recorded: September 21, 1978 in Volume 1089, Page 474 of the Deed Records, as affected by correction recorded in County Clerk's File No. 8100664 , of the Official Public Records, MONTGOMERY County, Texas.

    i. Mineral and/or royalty interest:
       Recorded: October 12, 1938 in Volume 201, Page 277 of the Deed Records of MONTGOMERY County, Texas.
       Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

(This Schedule B is valid only if Cover, Schedules A, C and D are attached)

j. Waiver of Surface Rights executed in instrument recorded in Volume 709, Page 31 of the Deed Records, MONTGOMERY County, Texas.

k. Mineral and/or royalty interest:
Recorded: March 06, 1968 in Volume 657, Page 788 of the Deed Records of MONTGOMERY County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

l. Mineral and/or royalty interest:
Recorded: July 21, 1971 in Volume 743, Page 697 of the Deed Records of MONTGOMERY County, Texas.
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

Waiver of Surface Rights contained therein.

m. Terms, Conditions and Stipulations in the Texas Water Quality Board recorded June 28, 1971, under Volume 741, Page 445 of the Deed Records of Montgomery County, Texas.

n. Terms, Conditions and Stipulations in the Agreement:
Recorded: January 02, 1974 in Volume 839, Page 938 , Deed Records, MONTGOMERY County, Texas.
Type: Right of Way Agreement

o. Rights and/or liabilities of adjacent owners, tenants or parties in possession, on either side, in and to the common wall located along the common property line.

p. Inclusion within Montgomery County Municipal Utility District No. 8.

q. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

First American Title Guaranty Company	Commitment for Title Insurance (T-7)
	ISSUED BY **First American Title Guaranty Company**
Schedule C	

GF No.: 2026-194

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:

   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,

   b. all standby fees, taxes, assessments and charges against the property have been paid,

   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,

   d. there is legal right of access to and from the land,

   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Record a release of Tax Lien Contract:

   Obligator: Morelia Spilota, LLC
   Transferee: FNA 8, LLC, its Successors and/or assigns
   Dated: February 23, 2026
   Recorded: February 26, 2026 in County Clerk's File No. 2026018074 , of the Official Public records, Montgomery County, Texas.
   Amount: $40,059.77

   Said Tax Lien Contract for Ad Valorem Taxes:

   Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022279 , of the Official Public Records, Montgomery County, Texas.

   (Applies to Unit 1)

(This Schedule C is valid only when Cover, Schedules A, B and D are attached)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022280 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 2)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022297 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 3)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022307 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 4)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022308 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 5)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022310 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 6)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022311 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 7)

Said Tax Lien Contract for Ad Valorem Taxes:

Affidavit and certification of Tax Lien Transfer dated March 03, 2026 and recorded March 09, 2026, in County Clerk's File No. 2026022278 , of the Official Public Records, Montgomery County, Texas.

(Applies to Unit 8)

6. Record a Release of Vendor's Lien retained in Deed:
Grantor: Donald Crane and wife, Hannelore Crane
Grantee: Melville Townhomes, Inc., a Texas Corporation
Dated: May 03, 2004
Recorded: May 14, 2004 in County Clerk's File No. 2004-052341 , of the Official Public records, of MONTGOMERY County, Texas.

Additionally secured by Deed of Trust:
Grantor: Melville Townhomes, Inc.
Trustee: James Ebrey
Amount: $468,000.00
Beneficiary: Texas Community Bank, N.A.
Lender: n/a
Dated: May 12, 2004
Recorded: May 14, 2004 in County Clerk's File No. 2004-052343, of the Official Public records, of MONTGOMERY County, Texas.

Said Note being additionally secured by Assignment of Leases and Rents:
Dated: May 12, 2004
Recorded: May 14, 2004 in County Clerk's File No. 2004-052344 , of the Official Public records MONTGOMERY County, Texas.

Said lien being assigned to First Bank of Conroe, N.A. by Assignment:
Dated: June 30, 2009
Recorded: July 15, 2009 in County Clerk's File No. 2009-062628 , of the Official Public records, of MONTGOMERY County, Texas.

Said Note and Deed of Trust modified by Agreement:
Dated: June 30, 2009, to be effective as of May 13, 2009
Recorded: July 15, 2009 in County Clerk's File No. 2009-062629 , of the Official Public records, of MONTGOMERY County, Texas.

Said Note and Deed of Trust modified by Agreement:
Dated: June 30, 2009
Recorded: July 15, 2009 in County Clerk's File No. 2009-062630 , of the Official Public records, of MONTGOMERY County, Texas.

Said Note and Deed of Trust modified by Agreement:
Dated: June __, 2012
Recorded: July 27, 2012 in County Clerk's File No. 2012070984 , of the Official Public records, of MONTGOMERY County, Texas.

Said Note and Deed of Trust modified by Agreement:
Dated: June 30, 2015
Recorded: July 31, 2015 in County Clerk's File No. 2015074610 , of the Official Public records, of MONTGOMERY County, Texas.

Said Note and Deed of Trust modified by Agreement:
Dated: August 30, 2018
Recorded: September 17, 2018 in County Clerk's File No. 2018090519 , of the Official Public records, of MONTGOMERY County, Texas.

7. Record a Release of Vendor's Lien retained in Deed:
Grantor: Mallette Real Estate Holdings, LLC
Grantee: LUXWAY TWO, LLC, a Nevada limited liability company
Dated: October 28, 2022
Recorded: November 07, 2022 in County Clerk's File No. 2022133945 , of the Official Public records, of MONTGOMERY County, Texas.

Additionally secured by Deed of Trust:
Grantor: Luxway Two, LLC, a Nevada limited liability company
Trustee: Clifford D. Harmon
Amount: $2,450,000.00
Beneficiary: Priority Investor Loans, LLC
Lender: n/a
Dated: October 28, 2022
Recorded: November 07, 2022 in County Clerk's File No. 2022133946 , of the Official Public records, of MONTGOMERY County, Texas.

Collateral Assignment:

Assignor: Priority Investor Loans, LLC
Assignee: Origin Bank
Dated: October 28, 2022
Recorded: December 17, 2024 in County Clerk's File No. 2024125803 , of the Official Public records, of MONTGOMERY County, Texas.

This instrument secures a revolving line of credit. This company will require a payoff, a release of lien and a letter signed by all borrowers clearly directing the lender to close the account. Contact the lienholder to see if it has a preferred form letter.

Said Note and Deed of Trust modified by Agreement:
Dated: January 28, 2024
Recorded: March 06, 2024 in County Clerk's File No. 2024021594 , of the Official Public records, of MONTGOMERY County, Texas.

Said Note and Deed of Trust modified by Agreement:
Dated: April 28, 2024
Recorded: October 15, 2024 in County Clerk's File No. 2024103520 , of the Official Public records, of MONTGOMERY County, Texas.

8. Record a Release of Deed of Trust to secure a Note:

Dated: May 01, 2025
Recorded: June 13, 2025, in County Clerk's File No. 2025058833 of the Official Public Records, MONTGOMERY County, Texas.
Amount: $6,500,000.00
Grantor: Morelia Spilota, LLC, a Texas limited liability company
Trustee: Cliff A. Wade, Esq.
Beneficiary: Origin Bank

This instrument secures a revolving line of credit. This company will require a payoff, a release of lien and a letter signed by all borrowers clearly directing the lender to close the account. Contact the lienholder to see if it has a preferred form letter.

(This Schedule C is valid only when Cover, Schedules A, B and D are attached)

9. Vesting in Schedule A is based on an uninsured deed(s) in the chain of title.

   Grantor(s) in the deed(s) recorded County Clerk's File No. 2024127046 of the Official Public Records of Montgomery County, Texas must execute a new deed or a Deed Ratification or Affidavit, before a First American Title agent/escrow officer, or other approved notary public, to confirm that the deed was validly executed by the Grantor, and that the deed was executed and delivered as an absolute conveyance for value, and there are no other oral or written agreements regarding the ownership of the Land.

10. Company requires C. Michael Maher and Katherine Maher to join in any transaction to divest or encumber his/her interest in the subject property as created in the Deed of Trust recorded in County Clerk's File No. 2004-052345 of the Official Public Records of Montgomery County, Texas.

11. With respect to Morelia Spilota, LLC, a Texas limited liability company, the closer must be furnished with satisfactory documentation, as follows:

    a. Documents forming the Entity, and evidence of its existence and good standing in its state of formation.

    b. Company Agreement, operating agreement, regulations or other documents that govern the Entity, including amendments.

    c. Names and titles of the Entity's governing persons.

    d. Resolution or other document authorizing the transaction and the name and title of the person authorized to sign transaction documents on behalf of the Entity. Documentation provided should include evidence that the requisite controlling persons have approved the subject transaction.

    e. Affidavit or certificate by a party authorized to sign for the Entity confirming the foregoing.

    If a party owning a controlling interest or otherwise controlling the Entity, directly or indirectly, is not a natural person, the title insurance agent or direct operation must be furnished with comparable documentation with respect to that party. Documentation provided should include evidence that the requisite controlling persons have approved the subject transaction.

12. Furnish the names of the parties to be insured herein. Upon receipt of same, the company may have additional requirements.

13. Payment in full of all assessments due and payable to Walden on Lake Conroe Community Improvement Association.

14. Seller and purchaser must execute at closing, and record in the deed records of the county in which the Land is located, the notice required by Water Code Section 49.452 with respect to the Montgomery County Municipal Utility District No. 8. This requirement may be removed or modified with underwriter approval if Company is provided written verification by the district, in form and substance acceptable to Company in its discretion, confirming that the notice is not required with respect to the district.

15. The following is furnished for informational purposes only and no liability shall attach to the company for any mistake or omission contained therein:

    A search of the records within our title plant disclosed the following deeds purporting to affect the ownership of the subject property described in Schedule A recorded within the thirty-six (36) month period prior to the effective date of the Commitment:

A document recorded: December 19, 2024, in County Clerk's File No. 2024127046 , Official Public Records, of MONTGOMERY County, Texas.

Subchapter H, Chapter 5, Texas Property Code, effective September 1, 2025, prohibits ownership of real property by certain foreign parties. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. Notwithstanding any applicable exclusions from coverage in the policy, and to avoid any misunderstanding, the title policy may also include a specific Schedule B exception regarding the operation of this law.

If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.

(This Schedule C is valid only when Cover, Schedules A, B and D are attached)

First American Title Guaranty Company	Commitment for Title Insurance (T-7)
	ISSUED BY **First American Title Guaranty Company**
Schedule D	

File No.: 2026-194

The following disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance:

UNDERWRITER: First American Title Guaranty Company, a Texas Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the share of the Underwriter: First American Title Guaranty Company is a wholly owned subsidiary of First American Title Insurance Company, a Nebraska Corporation.

Directors: Sally F. Tyler, Lisa W. Cornehl, William J. Aulbert, Matthew F. Wajner.

Officers: President: Sally F. Tyler; Vice President, Treasurer: Keeya Adibi; Vice President, Secretary: William J. Aulbert.

AGENT: Sage Title Company

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: John Treadway "Read" Hammond, Laina Reinsmith Hammond

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent:

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

If the Title Insurance Agent is a corporation, the following is a list of its officers: John Treadway "Read" Hammond: Chief Executive Officer, Laina Reinsmith Hammond: Chief Operating Officer

You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	$ 4,238.00
Loan Policy	$ 100.00
Endorsement Charges	$ 0.00
Other	$
Total	$ 4,338.00

Of this total amount $650.70 (or 15 %) will be paid to the policy issuing Title Insurance Company; $3,687.30 (or 85 %) will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount		To Whom	For Service
$250.00	(or %)	First American Title	Title Evidence
	(or %)		
	(or %)		

"* The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

(This Schedule D is valid only when cover, Schedule A, B, and C are attached)

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

FEE $113.51 REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

CAD Account Number Summary

7156-00-00100	7156-00-00200	7156-00-00300	7156-00-00400
7156-00-00500	7156-00-00600	7156-00-00700	7156-00-00800

Tax Order Comments

REPORTED BASED ON ACCOUNT NUMBERS PROVIDED BY THE CUSTOMER

Tax Summary Of All Accounts

		Summary of current year	Summary of all taxes due	
Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$3,773.27	$0.00	$0.00
ISD - MONTGOMERY	2025	$10,921.43	$0.00	$0.00
MC ESD #2	2025	$1,000.87	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$473.43	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$2,882.51	$0.00	$0.00
Total Tax:		**$19,051.51**	**$0.00**	**$0.00**

CAD# 7156-00-00100

Situs Address: F02 GMO HM1 M08 SMO
Assessed Owner: MORELIA SPILOTA LLC TR3/GNAI
Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764
Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 1 ABST/SUB ID S715600
Class Code: A3 - RESIDENTIAL CONDOMINIUMS
AG Value Applies: NO
Comments: 2026 PROPOSED TOTAL VALUE: 179,028

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$173,024	2025	$173,024
Total Value	2024	$183,804	2025	$183,804
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$3,498.71

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

Tax Entity Information

MONTGOMERY COUNTY

Address:	400 N. SAN JACINTO CONROE, TX 77301	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.3770000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$692.94	$0.00		*** Paid ***	
Subtotal:	**$692.94**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$692.94**				

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$2,005.67	$0.00		*** Paid ***	
Subtotal:	**$2,005.67**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$2,005.67**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$183.80	$0.00		*** Paid ***	
Subtotal:	**$183.80**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$183.80**				

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$86.94	$0.00		*** Paid ***	
Subtotal:	**$86.94**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$86.94**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026

Comments: EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000
BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000
DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023
MAKE CHECKS PAYABLE TO TAMMY J. MCRAE

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$529.36	$0.00		*** Paid ***	
Subtotal:	**$529.36**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$529.36**				

Summary of Account 7156-00-00100

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$692.94	$0.00	$0.00
ISD - MONTGOMERY	2025	$2,005.67	$0.00	$0.00
MC ESD #2	2025	$183.80	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$86.94	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$529.36	$0.00	$0.00
Subtotal:		**$3,498.71**	**$0.00**	**$0.00**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

CAD# 7156-00-00200

Situs Address:		F02 GMO HM1 M08 SMO
Assessed Owner:	MORELIA SPILOTA LLC	TR3/GNAI
Mailing Address:	3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764	
Legal Description:	S715600 - MELVILLE TOWNHOMES, UNIT 2 ABST/SUB ID S715600	
Class Code:	A3 - RESIDENTIAL CONDOMINIUMS	
AG Value Applies:	NO	
Comments:	2026 PROPOSED TOTAL VALUE: 113,912	

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$105,875	2025	$105,875
Total Value	2024	$116,655	2025	$116,655
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,220.54

Tax Entity Information

MONTGOMERY COUNTY

Address:	400 N. SAN JACINTO CONROE, TX 77301	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.3770000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$439.79	$0.00		*** Paid ***	
Subtotal:	**$439.79**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$439.79**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,272.94	$0.00		*** Paid ***	
Subtotal:	**$1,272.94**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$1,272.94**

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$116.66	$0.00		*** Paid ***	
Subtotal:	**$116.66**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$116.66**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$55.18	$0.00		*** Paid ***	
Subtotal:	**$55.18**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$55.18**				

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000 BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000 DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$335.97	$0.00		*** Paid ***	
Subtotal:	**$335.97**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$335.97**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Order Type: A
Order: DTT-2026-27580
GF Number: 2026-194

Branch:
Subtype: R

Closer:
Date: 09/23/2026

Summary of Account 7156-00-00200

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$439.79	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,272.94	$0.00	$0.00
MC ESD #2	2025	$116.66	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$55.18	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$335.97	$0.00	$0.00
Subtotal:		**$2,220.54**	**$0.00**	**$0.00**

CAD# 7156-00-00300

Situs Address: F02 GMO HM1 M08 SMO
Assessed Owner: MORELIA SPILOTA LLC TR3/GNAI
Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764
Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 3 ABST/SUB ID S715600
Class Code: A3 - RESIDENTIAL CONDOMINIUMS
AG Value Applies: NO
Comments: 2026 PROPOSED TOTAL VALUE: 113,912

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$105,875	2025	$105,875
Total Value	2024	$116,655	2025	$116,655
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,220.54

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

Tax Entity Information

MONTGOMERY COUNTY

Address:	400 N. SAN JACINTO CONROE, TX 77301	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.3770000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$439.79	$0.00		*** Paid ***	
Subtotal:	**$439.79**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$439.79**				

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,272.94	$0.00		*** Paid ***	
Subtotal:	**$1,272.94**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$1,272.94**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$116.66	$0.00		*** Paid ***	
Subtotal:	**$116.66**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$116.66**				

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$55.18	$0.00		*** Paid ***	
Subtotal:	**$55.18**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$55.18**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026

Comments: EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000
BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000
DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023
MAKE CHECKS PAYABLE TO TAMMY J. MCRAE

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$335.97	$0.00		*** Paid ***	
Subtotal:	**$335.97**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$335.97**				

Summary of Account 7156-00-00300

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$439.79	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,272.94	$0.00	$0.00
MC ESD #2	2025	$116.66	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$55.18	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$335.97	$0.00	$0.00
Subtotal:		**$2,220.54**	**$0.00**	**$0.00**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

CAD# 7156-00-00400

Situs Address: F02 GMO HM1 M08 SMO
Assessed Owner: MORELIA SPILOTA LLC TR3/GNAI
Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764
Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 4 ABST/SUB ID S715600
Class Code: A3 - RESIDENTIAL CONDOMINIUMS
AG Value Applies: NO
Comments: 2026 PROPOSED TOTAL VALUE: 114,913

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$106,931	2025	$106,931
Total Value	2024	$117,711	2025	$117,711
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,240.63

Tax Entity Information

MONTGOMERY COUNTY

Address: 400 N. SAN JACINTO CONROE, TX 77301
Phone: 936-539-7897
Tax Rate Year: 2025
Tax Rate: 0.3770000
Tax Acct #:
Payments As Of: 09/18/2026
Exemptions: NONE
TS 09/23/2026
Comments: EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000
MAKE CHECKS PAYABLE TO TAMMY J. MCRAE

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$443.77	$0.00		*** Paid ***	
Subtotal:	**$443.77**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$443.77**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,284.46	$0.00		*** Paid ***	
Subtotal:	**$1,284.46**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$1,284.46**

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$117.71	$0.00		*** Paid ***	
Subtotal:	**$117.71**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$117.71**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$55.68	$0.00		*** Paid ***	
Subtotal:	**$55.68**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$55.68**

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000 BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000 DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$339.01	$0.00		*** Paid ***	
Subtotal:	**$339.01**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$339.01**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Order Type: A
Order: DTT-2026-27580
GF Number: 2026-194

Branch:
Subtype: R

Closer:
Date: 09/23/2026

Summary of Account 7156-00-00400

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$443.77	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,284.46	$0.00	$0.00
MC ESD #2	2025	$117.71	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$55.68	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$339.01	$0.00	$0.00
Subtotal:		**$2,240.63**	**$0.00**	**$0.00**

CAD# 7156-00-00500

Situs Address: F02 GMO HM1 M08 SMO
Assessed Owner: MORELIA SPILOTA LLC TR3/GNAI
Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764
Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 5 ABST/SUB ID S715600
Class Code: A3 - RESIDENTIAL CONDOMINIUMS
AG Value Applies: NO
Comments: 2026 PROPOSED TOTAL VALUE: 114,913

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$106,931	2025	$106,931
Total Value	2024	$117,711	2025	$117,711
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,240.63

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

Tax Entity Information

MONTGOMERY COUNTY

Address:	400 N. SAN JACINTO CONROE, TX 77301	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.3770000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$443.77	$0.00		*** Paid ***	
Subtotal:	**$443.77**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$443.77**				

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,284.46	$0.00		*** Paid ***	
Subtotal:	**$1,284.46**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$1,284.46**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$117.71	$0.00		*** Paid ***	
Subtotal:	**$117.71**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$117.71**				

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$55.68	$0.00		*** Paid ***	
Subtotal:	**$55.68**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$55.68**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026

Comments: EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000
BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000
DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023
MAKE CHECKS PAYABLE TO TAMMY J. MCRAE

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$339.01	$0.00		*** Paid ***	
Subtotal:	**$339.01**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$339.01**				

Summary of Account 7156-00-00500

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$443.77	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,284.46	$0.00	$0.00
MC ESD #2	2025	$117.71	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$55.68	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$339.01	$0.00	$0.00
Subtotal:		**$2,240.63**	**$0.00**	**$0.00**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

CAD# 7156-00-00600

Situs Address: F02 GMO HM1 M08 SMO
Assessed Owner: MORELIA SPILOTA LLC TR3/GNAI
Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764
Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 6 ABST/SUB ID S715600
Class Code: A3 - RESIDENTIAL CONDOMINIUMS
AG Value Applies: NO
Comments: 2026 PROPOSED TOTAL VALUE: 112,626

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$104,519	2025	$104,519
Total Value	2024	$115,299	2025	$115,299
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,194.72

Tax Entity Information

MONTGOMERY COUNTY

Address: 400 N. SAN JACINTO CONROE, TX 77301
Phone: 936-539-7897
Tax Rate Year: 2025
Tax Rate: 0.3770000
Tax Acct #:
Payments As Of: 09/18/2026
Exemptions: NONE
TS 09/23/2026
Comments: EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000
MAKE CHECKS PAYABLE TO TAMMY J. MCRAE

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$434.68	$0.00		*** Paid ***	
Subtotal:	**$434.68**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$434.68**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,258.14	$0.00		*** Paid ***	
Subtotal:	**$1,258.14**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$1,258.14**

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$115.30	$0.00		*** Paid ***	
Subtotal:	**$115.30**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$115.30**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$54.54	$0.00		*** Paid ***	
Subtotal:	**$54.54**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$54.54**

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000 BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000 DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$332.06	$0.00		*** Paid ***	
Subtotal:	**$332.06**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$332.06**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Order Type: A
Order: DTT-2026-27580
GF Number: 2026-194

Branch:
Subtype: R

Closer:
Date: 09/23/2026

Summary of Account 7156-00-00600

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$434.68	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,258.14	$0.00	$0.00
MC ESD #2	2025	$115.30	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$54.54	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$332.06	$0.00	$0.00
Subtotal:		**$2,194.72**	**$0.00**	**$0.00**

CAD# 7156-00-00700

Situs Address: F02 GMO HM1 M08 SMO
Assessed Owner: MORELIA SPILOTA LLC TR3/GNAI
Mailing Address: 3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764
Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 7 ABST/SUB ID S715600
Class Code: A3 - RESIDENTIAL CONDOMINIUMS
AG Value Applies: NO
Comments: 2026 PROPOSED TOTAL VALUE: 112,626

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,780	2025	$10,780
Improvement Value	2024	$104,519	2025	$104,519
Total Value	2024	$115,299	2025	$115,299
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,194.72

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

Tax Entity Information

MONTGOMERY COUNTY

Address:	400 N. SAN JACINTO CONROE, TX 77301	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.3770000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$434.68	$0.00		*** Paid ***	
Subtotal:	**$434.68**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$434.68**				

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,258.14	$0.00		*** Paid ***	
Subtotal:	**$1,258.14**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$1,258.14**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$115.30	$0.00		*** Paid ***	
Subtotal:	**$115.30**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$115.30**				

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$54.54	$0.00		*** Paid ***	
Subtotal:	**$54.54**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$54.54**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000 BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000 DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$332.06	$0.00		*** Paid ***	
Subtotal:	**$332.06**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$332.06**				

Summary of Account 7156-00-00700

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$434.68	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,258.14	$0.00	$0.00
MC ESD #2	2025	$115.30	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$54.54	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$332.06	$0.00	$0.00
Subtotal:		**$2,194.72**	**$0.00**	**$0.00**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

CAD# 7156-00-00800

Situs Address:		F02 GMO HM1 M08 SMO
Assessed Owner:	MORELIA SPILOTA LLC	TR3/GNAI
Mailing Address:	3100 WESLAYAN ST STE 315 HOUSTON TX 77027-5764	
Legal Description:	S715600 - MELVILLE TOWNHOMES, UNIT 8 ABST/SUB ID S715600	
Class Code:	A3 - RESIDENTIAL CONDOMINIUMS	
AG Value Applies:	NO	
Comments:	2026 PROPOSED TOTAL VALUE: 114,933	

Assessed Values

Type	Previous Tax Year	Previous Value	Current Tax Year	Current Value
Land Value	2024	$10,800	2025	$10,800
Improvement Value	2024	$106,931	2025	$106,931
Total Value	2024	$117,731	2025	$117,731
Total Tax Rate				1.9035000
Total Tax Estimate Without Exemptions:				$2,241.02

Tax Entity Information

MONTGOMERY COUNTY

Address:	400 N. SAN JACINTO CONROE, TX 77301	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.3770000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$50,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$443.85	$0.00		*** Paid ***	
Subtotal:	**$443.85**	**$0.00**		**$0.00**	**$0.00**
Without Exemptions:	**$443.85**				

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

ISD - MONTGOMERY

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	1.0912000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-140,000;O65-60,000;DIS-60,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$1,284.68	$0.00		*** Paid ***	
Subtotal:	**$1,284.68**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$1,284.68**

MC ESD #2

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.1000000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$25,000 KNOWN AS FIRE DISTRICT #2 FOR 2000. ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$117.73	$0.00		*** Paid ***	
Subtotal:	**$117.73**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$117.73**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE | Branch: | Closer:
Order Type: A | Subtype: R | Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

MC HOSPITAL DISTRICT

Address:	COLLECTED BY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.0473000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$25,000;DIS-$75,000 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$55.69	$0.00		*** Paid ***	
Subtotal:	**$55.69**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$55.69**

MONTGOMERY COUNTY MUD #8

Address:	COLL BY MONTGOMERY COUNTY	Phone:	936-539-7897
Tax Rate Year:	2025	Tax Rate:	0.2880000
Tax Acct #:		Payments As Of:	09/18/2026
Exemptions:	NONE	TS	09/23/2026
Comments:	EXEMPTS: HS-20%;O65-$30,000;DIS-$30,000 BONDS APPROVED: $31,550,000 / ISSUED: $29,280,000 DOESNOTASSESS STANDBYFEES/BONDS UPDATED 11/01/2023 ***MAKE CHECKS PAYABLE TO TAMMY J. MCRAE***		

Tax Year	Base Tax	Base Due	Date Paid	Due 09/2026	Due 10/2026
2025	$339.07	$0.00		*** Paid ***	
Subtotal:	**$339.07**	**$0.00**		**$0.00**	**$0.00**

Without Exemptions: **$339.07**

TAX CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

Summary of Account 7156-00-00800

Entity	Tax Year	Base Tax	Due 09/2026	Due 10/2026
MONTGOMERY COUNTY	2025	$443.85	$0.00	$0.00
ISD - MONTGOMERY	2025	$1,284.68	$0.00	$0.00
MC ESD #2	2025	$117.73	$0.00	$0.00
MC HOSPITAL DISTRICT	2025	$55.69	$0.00	$0.00
MONTGOMERY COUNTY MUD #8	2025	$339.07	$0.00	$0.00
Subtotal:		**$2,241.02**	**$0.00**	**$0.00**

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges, maintenance assessments, or Public Improvement Districts (PIDs) not assessed by the Central Appraisal District).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

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HOA CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

HOA Information

Seller:	MORELIA SPILOTA LLC
Buyer:	
County:	MONTGOMERY
Subdivision Name/Block:	MELVILLE TOWNHOMES
HOA Name:	INACTIVE

*** THIS HOA IS INACTIVE ***

Summary of Account: 7156-00-00100

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 1 ABST/SUB ID S715600
Situs:

Summary of Account: 7156-00-00200

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 2 ABST/SUB ID S715600
Situs:

Summary of Account: 7156-00-00300

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 3 ABST/SUB ID S715600
Situs:

Summary of Account: 7156-00-00400

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 4 ABST/SUB ID S715600
Situs:

HOA CERTIFICATE

DATA TRACE
PNC BANK C/O DATA TRACE (TEXAS)
LOCKBOX #912283 465 N. HALSTEAD ST # 160
PASADENA~ CA 91107

REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283

Customer: SAGE TITLE
Branch:
Closer:
Order Type: A
Subtype: R
Date: 09/23/2026
Order: DTT-2026-27580
GF Number: 2026-194

HOA Information

Seller: MORELIA SPILOTA LLC
Buyer:
County: MONTGOMERY

Summary of Account: 7156-00-00500

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 5 ABST/SUB ID S715600
Situs:

Summary of Account: 7156-00-00600

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 6 ABST/SUB ID S715600
Situs:

Summary of Account: 7156-00-00700

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 7 ABST/SUB ID S715600
Situs:

Summary of Account: 7156-00-00800

Legal Description: S715600 - MELVILLE TOWNHOMES, UNIT 8 ABST/SUB ID S715600
Situs:

CONDITIONS, DISCLAIMERS AND EXCLUSIONS

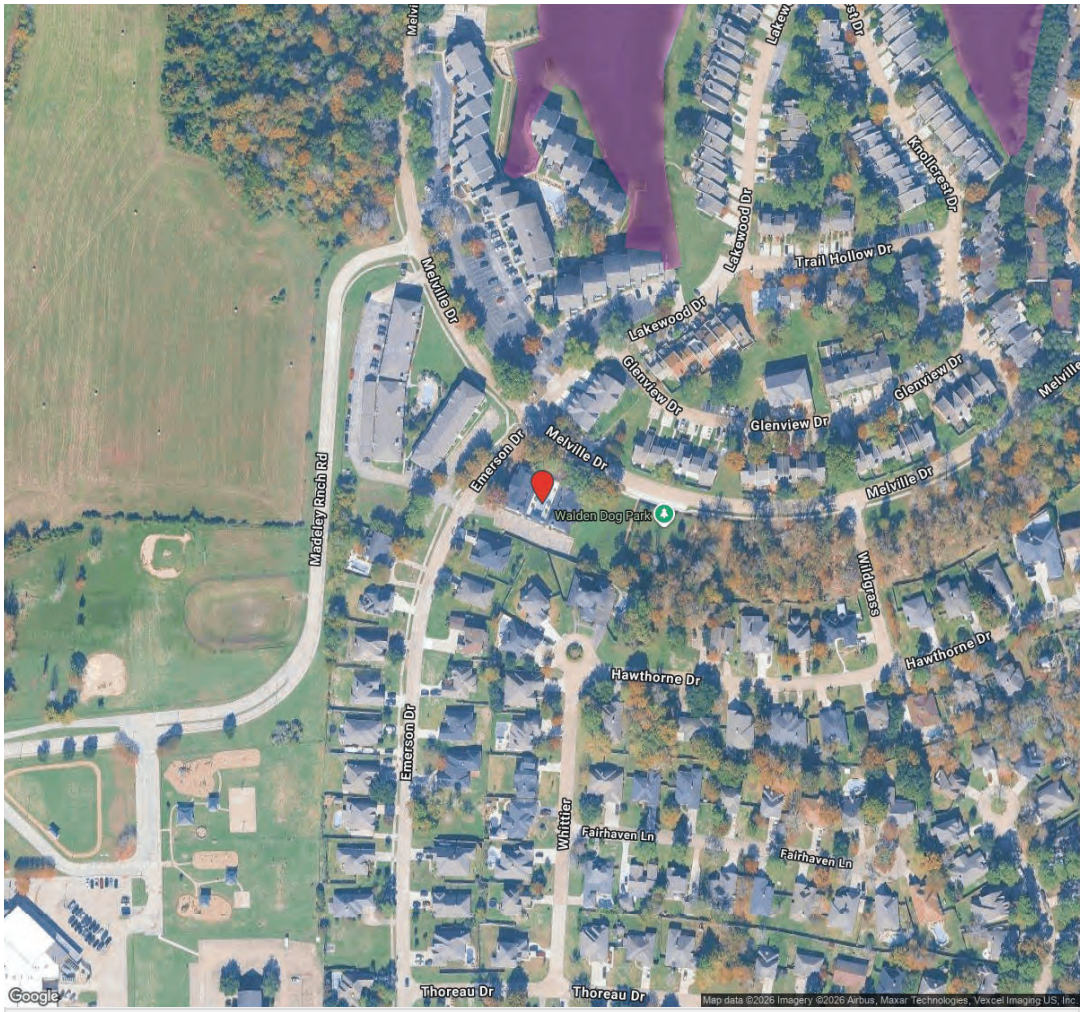
This HOA Certificate does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this HOA Certificate to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this HOA Certificate; (b) cover any changes made to the records of the association or other assessment authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid assessment information shown on the records of the association or other assessment authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS HOA CERTIFICATE OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a HOA Certificate is required to activate a Data Trace Customer Warranty.

FLOOD MAP

tranzon®

Overview Map



Flood Zones: X500 or B Zone | A Zone | V Zone | D Zone | Floodway | CBRA

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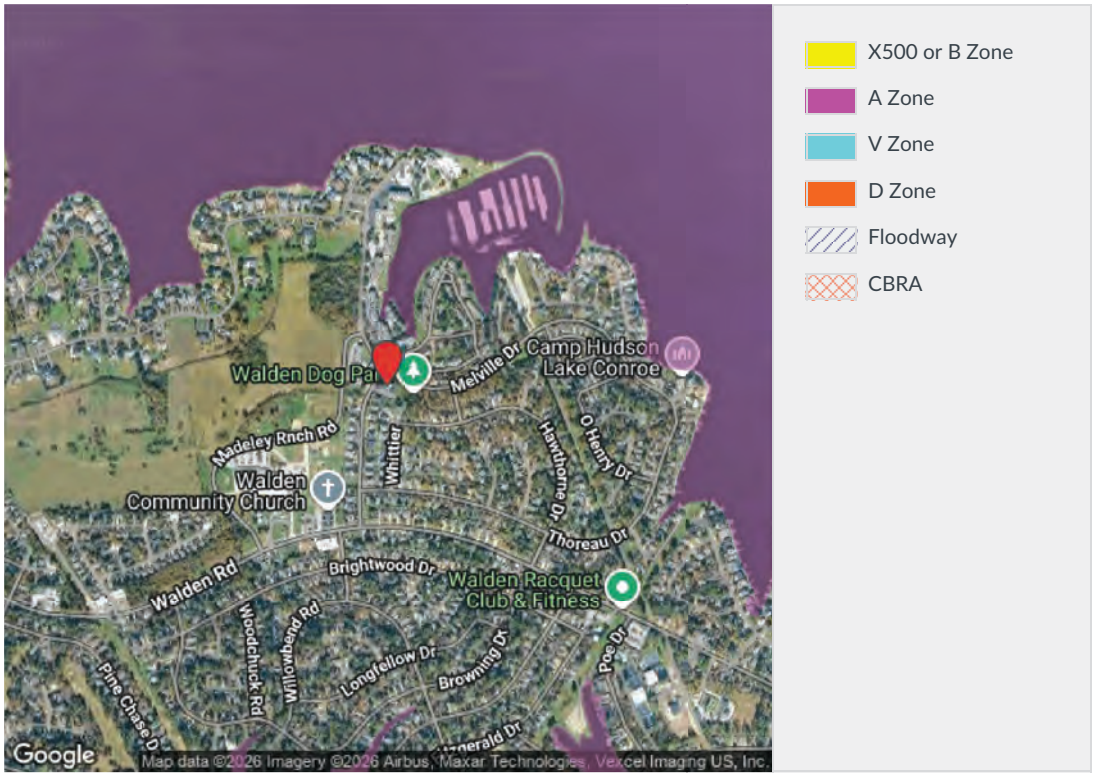
12455 MELVILLE DR MONTGOMERY, TX 77356-5459

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480483	**PANEL**	0225G
PANEL DATE	August 18, 2014	**MAP NUMBER**	48339C0225G



BROKER REGISTRATION FORM

tranzon®

AUCTION BROKER REGISTRATION AGREEMENT

(the "Agreement")

Please Print or Type Legibly

I, _____ ("Broker/Agent") _____ (Brokerage Firm Name) hereby registers to represent as a buyer's broker my client, (the "Client/Buyer") _____ _____with Tranzon Asset Advisors (the "Auction Firm") for the auction of real estate located at: **12455 Melville Dr. Montgomery, TX 77356**, TAA Auction No: **TAA2653C**

BROKER/AGENT HEREINAFTER AGREE TO THE FOLLOWING TERMS:

1) If Client/Buyer is the high bidder at the auction in which the Seller accepts the written offer to purchase and subsequently closes the transaction in accordance with the terms of the purchase agreement, the listed brokerage will receive a flat referral fee of two percent (2%) of the high bid price at closing, subject to the following terms. It is understood and agreed that Client/Buyer must acknowledge Broker/Agent representation by signing this Agreement. It is understood and agreed that no referral fee or compensation whatsoever shall be due brokerage unless and until each of the following conditions has occurred: (a) my delivery of this Auction Broker Registration Agreement to Tranzon Asset Advisors (the "Auction Firm"), (b) Broker/Agent must physically be in attendance with the Client/Buyer at the auction sale *AND* at least one of the open house/public inspection events (if applicable), in the event of an online auction the Broker/Agent will assist the Client/Buyer with bidding online, (c) execution by Client/Buyer of all necessary closing documentation and payment of the total purchase price and closing costs through the closing agent, and (d) actual and final closing of title as evidenced by execution, delivery, and recording of closing instruments to/by the closing agent, and;

2) It is further understood and agreed that if, for any reason whatsoever, the sale is not finally closed, including by acts, omissions, or negligence on the part of the Seller and/or Auction Firm, the Auction Firm and Seller are fully released from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to Broker/Agent. If Client/Buyer defaults in the purchase, which results in loss of the deposit or any portion thereof, or Client/Buyer pays or becomes liable for damages to Seller, Broker/Agent shall not be entitled to any portion of such forfeited deposit(s) or damages. In the event a commission reduction is required to consummate a sale, Tranzon Asset Advisors reserves the sole right to proportionately reduce the referral fee payable herein, and;

3) Broker/Agent hereby represents and warrants that they are: (a) a legally licensed real estate broker/agent (b) serving only as an "arms-length" Broker/Agent in this transaction, not as a principal, and (c) my Client/Buyer has no principal or ownership interest in my brokerage and is not a member of my immediate family or employee/independent contractor of the brokerage, and;

4) I understand that a Client/Buyer may only be represented by one Broker/Agent and that Auction Firm shall only recognize and direct payment to the first qualified registration received by our office, and;

5) It is understood and agreed that this registration agreement is valid only for the day of the auction (auction ending date for online sales) and expires upon the conclusion of the auction unless my Client/Buyer is the successful bidder at the auction. Any strikes, additions and/or changes to any provision or clause by Broker/Agent or the Client/Buyer will cause this entire Agreement to be completely voidable at the sole and independent discretion of the Auction Firm, and;

6) The Broker/Agent acknowledges that they have or will be solely responsible for providing the Client/Buyer with any due diligence (including all information obtained from the Auction Firm), property information, inspection reports, surveys or any information, public or non-public that the Client/Buyer needs or requests concerning their purchase of the Property. The Broker/Agent is operating solely as a legally recognized agent of the Client/Buyer.

CLIENT/BUYER HEREBY AGREES TO THE FOLLOWING:

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representation as buyer's agent in this matter.

THIS AGREEMENT MUST BE COMPLETED BY ALL PARTIES AND FORWARDED BY FAX TO 270-737-7695 OR EMAIL (tgreenwell@tranzon.com and edurnil@tranzon.com) NO LATER THAN CLOSE OF BUSINESS ONE (1) DAY PRIOR TO AUCTION DATE, OR AUCTION STARTING DATE IF SELLING ONLINE. NO LATE REGISTRATIONS WILL BE ACCEPTED OR HONORED.

CLIENT/BUYER:

_____
Print Name

_____
Signature and Acceptance (**required for acceptance**)

_____
Address City State

_____

_____
Email

(____)_____
Telephone

REGISTERED BROKER/AGENT:

_____Lic #: _____ST:___
Print Name

_____
Signature & Acceptance of Forgoing Terms of Registration

_____
Name of Real Estate Brokerage

_____
Address City State

_____
Email

(_____)_____ (_____)_____
Telephone Fax

Registration accepted and confirmed by Tranzon Asset Advisors:

_____ _____ _____
Tranzon Asset Advisors Date Time

TAA Use Only: Returned to Broker/Agent: _____, (Date/Time) Staff Initials: _____, Delivery Method: __ Fax, __ Email, __ Other:_____

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ONLINE TERMS AND CONDTIONS

tranzon®

Terms and Conditions of the Auction Sale

(the "Terms")

Property Address: 12455 Melville Dr. Montgomery, TX 77356 (TAA2653C)

NOTE: THESE TERMS AND CONDITIONS OF THE AUCTION SALE ARE BINDING ON ALL PARTIES WHO WISH TO REGISTER AND BID ON THE PROPERTY. THESE ARE LEGALLY BINDING AND MAY NOT BE ALTERED OR CHANGED BY THE BIDDER.

1. Purchase Agreement: The property is offered under the specific terms provided in the Irrevocable Offer to Purchase for Real Estate Assets (the "Purchase Agreement"). A sample of the Purchase Agreement is available for download at www.tranzon.com alternately you may request a copy of the Purchase Agreement from the auction company by emailing tgreenwell@tranzon.com or ktoney@tranzon.com or by calling 888-791-7307 ext. 808. The entire Property Information Package with the Purchase Agreement is available at www.tranzon.com. Please download the Property Information Package to view.

a. Bidders will be required to provide a valid credit card for registration in order to be qualified to bid. A $9,500 hold will be placed on your credit card at the time of registration. If you are not the winning bidder, the hold will be released within 3 to 5 business days. If you are the winning bidder, the hold will be released upon confirmation that your earnest money deposit has been received in full.

b. Final deposit is 10% of the Total Sale Price (High Bid + 10% Buyer's Premium). The final deposit is due to **Tranzon Asset Advisors** (the "Designated Escrow Agent") within the specified timeframe in the Purchase Agreement after the online auction is concluded via wire transfer or certified funds. ***Notice to Non-U.S. Citizens: All deposits must be arranged through wire transfers to the Designated Escrow Agent. Certified checks will not be accepted. Contact the Auction Firm for wiring and deposit instructions prior to bidding.***

c. The winning bidder will be required to sign a binding, non-contingent Purchase Agreement immediately following the auction sale.

d. Bidding increments will be set prior to the auction opening. Bidders may place bids at or above the minimum increment allowed, but no bids below the set minimum increment shall be accepted. Bidders may also choose to place a Max Bid which will automatically and competitively bid for the bidder when other bidders enter competitive bids.

THE BID AMOUNT THAT IS SHOWN AS THE HIGH BID IS WITHOUT A BUYER'S PREMIUM. ALL BIDS ENTERED INTO THE ONLINE BIDDING PLATFORM WILL HAVE A 10% BUYER'S PREMIUM ADDED TO DETERMINE THE TOTAL SALE PRICE.

2. Terms of Sale: At the conclusion of the auction, the winning bidder(s) will be emailed by electronic signature service or faxed a Purchase Agreement to be executed and returned to ktoney@tranzon.com and tgreenwell@tranzon.com or faxed to: 270-737-7695. Successful bidders will deposit Ten Percent (10%) of the Total Sale Price by wire transfer or certified check to the Designated Escrow Agent with the Purchase Agreement within 24 hours of auction conclusion. The entirety of the remaining balance is due at closing on or before the contractual closing date stipulated in the Purchase Agreement. This must be completed within 24 hours of receipt of the documents, or the winning bidder shall be in default and subject to loss of their bidding deposit posted at registration.

3. Buyer's Premium: A 10% buyer's premium will be added to the high bid price to determine the final sale price. The Designated Closing Agent is instructed to show the Buyer's Premium as a cost to the Buyer on the closing statement, and payment of the Buyer's Premium commissions are a condition of closing.

***Example**:*
Bid Price: $100,000
Plus 10% Buyer's Premium: $10,000
Total Sale Price: $110,000

4. Bidder Verification: Tranzon Asset Advisors will verify all bidder registrations prior to granting authorization to bid. If the auction firm is unable to verify the bidder and/or the bidder does not comply with the online terms the bidding rights shall be terminated or extinguished without notice. Bidders may, in the sole discretion of the auction firm, be required to provide additional information such as, but not limited to, financial statements, proof of funds and/or non-contingent loan approval letter from the buyer's lender in order to be granted access to the bidding portal.

5. Bidding Format: Tranzon Asset Advisors and affiliated companies utilize "timed auction events" in an online setting. You will need a continuous internet connection (high speed connection is recommended). Our online only real estate auctions also include an auto-extend feature. Any bid placed within 4 minutes of the auction ending will automatically extend the auction for an additional 4 minutes from the time the bid is placed. For technical assistance please call 866-243-8243.

(Example:) If an auction scheduled to end at 4:00p.m. receives a bid at 3:57p.m. or after, the conclusion of the auction automatically triggers a four (4) minute bidding extension. The auto-extend feature remains active until no further bids are received within the 4-minute time frame. The winning bidder is the final bidder whose bid has not been raised in the 4-minute time frame.

6. Auction Bid Default: In the event a winning bidder fails to acknowledge and sign the tendered Purchase Agreement and/or fails to submit the required earnest money deposit as provided in these Terms, there may be remedies for the seller as a result of default, including, but not limited to, a debit to the credit card provided in the amount the bidder tendered when registering for the auction. The Seller and auction firm reserve the right to pursue the defaulted bidder through all legal means necessary.

7. Closing: Closing shall occur on or before December 22, 2026. The seller will tender a deed granting to the buyer an unencumbered marketable title to the Property to be conveyed by Special Warranty Deed. The seller shall pay for deed preparation, pre-auction title search, their prorated share of taxes, and their own attorney fees, if any. The buyer shall be responsible for all other costs of closing and transfer. All deposits of tenants shall be transferred or credited to the buyer at closing, if applicable. All leases due and payable shall be prorated to the date of closing, as is standard and common practice to the area in which the property is located. The buyer acknowledges that this sale is not contingent upon post sale inspections or financing approval.

8. Agency Disclosure: Tranzon Asset Advisors and all regional affiliate offices represent the SELLER in ALL transactions.

9. Disclaimer: All information contained herein is believed to be correct. The information is being furnished to bidders for the bidder's convenience, and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Each bidder must conduct and rely solely upon their individual investigation and inspection. The property is being sold "AS IS, WHERE IS" with all faults and without warranty as to the condition, use, size, merchantability or other conditions. Bidders are advised to thoroughly review all the information, conduct your analysis and due diligence and seek appropriate assistance prior to bidding or do not bid.

10. Changes, Alterations and Announcements: Tranzon Asset Advisors reserves the right to deny any person admittance to the auction, to postpone or cancel the auction, to withdraw the property from the auction and to change or alter the terms of the auction upon announcement prior to or during the course of the auction sale, without prior notice.

11. Lead Paint Inspection and Waiver: Any prospective bidder may request to have a lead-based paint investigation conducted, at the bidder's expense, prior to the closing of the auction bidding. No inspections conducted after the auction will constitute a contingency for the sale or closing. The winning bidder will acknowledge a complete waiver of all further inspections at the time of signing the purchase agreement.

12. Property Sale: The property is being offered to qualified and registered bidders by the agent auction firm on behalf the seller/client. The sale may be subject to an undisclosed reserve price and the seller/client may have a period of time in which to accept or reject the high bid tendered. The purchase agreement will specify the acceptance period and any conditions upon which the bidder is bidding on the property auction. The agent may advance the bid on behalf of the seller/client through the bidding process up to the reserve amount. If the sale is subject to approval by a court order, including the United States Bankruptcy Court, the approval of the seller is conditioned upon final approval by the governing court. All properties are subject to sale and/or withdraw prior to the auction without notice.

13. Binding Terms and Technological Issues: These terms and conditions are binding on all registered bidders, all sales are final and bidders assume all risk for technical issues, including but not limited to loss of internet connection, slow connection, time out of the bidding platform or all other technological matters related to bidding on the property through electronic means.

14. General Terms and Conditions: You acknowledge and understand that the Auctioneer reserves the right, for any reason or for no reason in the Auctioneer's sole discretion, (i) to determine who has access to and who may bid at this auction, (ii) to postpone or cancel the auction, (iii) to withdraw the property or any one or more properties from the auction, (iv) to change any terms of the auction or particular conditions of sale upon announcement prior to or during the course of the auction, (v) to bid on behalf of the Seller up to the amount of any reserve price, where permitted by law, (vi) to reject any and all bids, and (vii) to select the winning bid. You further acknowledge that neither the Seller nor the Auctioneer nor any broker involved in this auction is making any representation or warranty as to the manner in which the sale process will be managed, and that, except as may otherwise be provided by law, any acceptance of a winning bid prior to the execution of a binding Purchase Contract may be rescinded by the Seller in the Seller's sole discretion and for any reason whatsoever including the receipt of a subsequent bid, and that the Seller's obligation to sell any property or properties in this auction shall not be binding until such final Purchase Contract is signed and delivered by the Seller and the winning bidder. The Auctioneer may sell the property or any one or more properties subject to this auction in advance of the auction, in the Auctioneer's sole discretion. The sole and exclusive venue for any disputes regarding or relating in any way to this auction or the transactions made in conjunction with this auction shall be in the state courts of general jurisdiction located in the jurisdiction where the property that is subject to this auction is located, or if more than one such jurisdiction is related to such property or properties, in any one of such jurisdictions as the Auctioneer may select, or, at the election of the Seller in its sole discretion in any jurisdiction where the Seller maintains a principal or other place of business, and you irrevocably submit to the jurisdiction of such courts.

THIS IS NOT A SOLICITATION OR OFFERING TO RESIDENTS OF ANY STATE OR COUNTRY WHERE THIS OFFERING IS PROHIBITED BY LAW.

This auction is conducted by Tranzon Asset Advisors, in cooperation with its affiliate offices in other locations and is solely acting as marketing agent. Tranzon Asset Advisors is solely responsible for the terms and conditions of this auction and the manner in which it is conducted. Tranzon Asset Advisors is a member company of Tranzon, L.L.C., is independently owned and operated, and uses the Tranzon name by license from Tranzon L.L.C., which is not conducting, licensed or otherwise involved in this auction.

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NATIONAL AUCTIONS. LOCAL EXPERTISE.

Online Auctions FAQs

When should I register for an online auction?

We recommend that you register as soon as possible. This allows you to become familiar with the online process and makes things easier when the auction opens.

Am I obligated to bid once I register?

You are under no obligation to bid once you register. Registering for the auction gives you the option to bid, but nothing else.

If you ask for my credit card number during the registration process, do you actually charge my card?

Your credit card will be used as part of the authorization process. We will not charge your credit card.

Where do I register?

You can register for an online auction through the Tranzon website. Simply go to www.tranzon.com and click "Online Auctions" in the Search area. Find the auction you are interested in and click the green button that says "Login & Register to Bid" and then the green button that says "Register to Bid." Then, simply follow the instructions to register. After your registration has been approved, you will be notified of your approval either immediately on the registration site, or by email notification, or both. After you have received that notification, you can return to the auction at any time when bidding is open, login, and click "Bid Now" to bid.

When will the auction start? When will bidding end?

Bidding on any Tranzon online auction will begin and end at the times clearly shown on the listing page on the Tranzon website and in the Property Information Package for the particular auction. Please be careful to note that all times are expressed in Eastern Time (ET, meaning either Eastern Standard Time or Eastern Daylight Saving Time, depending on the season), so be sure to convert to local time for auctions in the Central, Mountain, or Pacific Time Zones.

Where can I find additional information on a property?

In our Property Information Package (PIP), which you can download from the Tranzon website. Actually, we require that you download a PIP and assure us that you have done so when you accept the terms and conditions for your auction. To download a PIP for the auction of your choice, start on the listing page for that auction, look under the yellow box for "Documents to download" and click the link for the Property Information Package. You may also download any other documents that might be available for the auction in which you are interested.

Should I wait until the last minute to bid?

You can certainly bid whenever you choose during the time that bidding is open. We recommend, however, that you not wait until the last minute to bid, in order to make sure that you do not miss an opportunity to bid because of technical or other issues that might arise. There is no particular advantage to waiting until the very last moment, as all Tranzon auctions feature an anti-sniping extension called auto-extend (see below) that limits a bidder's ability to be the winning bidder by submitting a bid at the very last moment.

What is the auto-extend feature?

If someone bids within the last few minutes of the auction, the timer for the auction will automatically extend. Typically, the time periods are: any bid within the last 4 minutes of the auction will extend the bidding for an additional 4 minutes. These "auto-extend" time periods may change for particular auctions, however, so be sure to check the auto-extend times for your particular auction, which will be clearly noted in the "Additional Terms and Conditions" for the auction. The extension process will continue happening until no further bids are taken before the closing time, as extended. For example in an auction with a 4 minute auto-extend provision, if bidding is scheduled to close at 11:00 AM and you bid at 10:59 AM, the bidding will automatically be extended for an additional 4 minutes, until 11:04 AM. If someone then bids at 11:02 AM, the bidding will extend again, for 4 additional minutes, until 11:08 AM … and so forth until no bids have been taken before the closing time for bidding, as extended.

What is the maximum bid feature?

The maximum bid feature allows you to put into the system your highest bid. The system will then bid on your behalf in the next increment up to but not exceeding that number. If no one bids against you the system will not further raise your bid. Max bidding is kind of a "set it and forget it" bid, but you will want to stay tuned to see if other bidders have exceeded your maximum.

What happens if two people enter the same maximum bid?

If two bidders enter the same number as a max bid, the bidder who entered the max bid first will be considered the current high bidder at the full max bid amount (tie goes to the runner, in this case to the max bidder who was first-in-time to enter the max bid at that amount). For this reason if you plan to enter a maximum bid we recommend you enter it as soon as possible once the bidding starts.

After I have entered a maximum bid, what happens when someone enters a manual bid that is less than my max bid, or at the same level as my max bid?

After you have entered a max bid, if another bidder enters a specific (manual) bid at an amount less than your max bid, your bid will be advanced to the next increment higher than the other bidder's manual bid, subject always to not exceeding your max bid amount. If the other bidder enters a manual bid in the same amount as your previously-registered max bid, your max bid will match the manual bid and your max bid will be considered the high bid at that amount because it was entered earlier than the later manual bid at that same amount (again, tie goes to the runner, in this case the max bidder who had previously entered a max bid at that amount instead of the bidder who entered a manual bid at the same amount).

I won, what happens next?

An agent from our office will either call or email you soon after the auction bidding closes, typically, within 24 hours.

- If the auction did not have a reserve and did not require seller confirmation, our agent will provide you with instructions on increasing your deposit, scheduling the closing, and other post-auction details.
- If the auction was subject to a reserve or required seller confirmation, our agent will advise whether your high bid has been accepted. If your high bid is accepted, we will provide you with instructions on increasing your deposit, scheduling the closing, and other post-auction details. If your high bid has not been accepted, we will advise you as to the next steps. Any bidder may make post auction offers on the property through Tranzon agents.

What if I have further questions?

Call the Tranzon company conducting the auction in which you are interested. Telephone and email contact information can be found on the Tranzon website at www.tranzon.com. Our auction professionals will be always happy to help with any questions that you might have.

Terms and Conditions for Simulcast Auctions

The following Terms and Conditions apply to all simulcast auctions conducted by Tranzon member companies. The auction company or companies conducting this auction is or are referred to as "we" or "our" or "Auctioneer" in the following Terms and Conditions, and references to the Auctioneer include all of the Auctioneer's employees, officers, directors, principals, employees, agents and other representatives. The Auctioneer is a member company in Tranzon, LLC. All Tranzon member companies are independently owned and operated.

The Auctioneer is conducting this auction as a simulcast auction. Bidders are referred to as "you" or "your" or "Bidder(s)" in the following Terms and Conditions. You are required to acknowledge that you have read and understand these Terms and Conditions before you will be allowed to register for and bid at this auction. In addition, the Auctioneer may add additional terms and conditions (the "Additional Terms and Conditions") for this auction, and you will be required to acknowledge that you have read and understand any such Additional Terms and Conditions. Such Additional Terms and Conditions may include notification that there is a published or unpublished reserve, or that the results of the bidding at this auction are subject to Seller confirmation. In the event of any conflict between these Terms and Conditions and any such Additional Terms and Conditions provided by the Auctioneer, the Additional Terms and Conditions shall apply and shall supersede any conflicting provisions in these Terms and Conditions.

Agent for Seller: The Auctioneer does not own the property being sold in this auction. The Auctioneer is representing the Seller exclusively in this auction transaction.

Due Diligence: It is your responsibility to obtain and read the Property Information Package relating to the property being sold at this auction, as well as any and all other information made available on the Tranzon website relating to this auction and the property being sold at this auction. You acknowledge and represent that you have done so. Notwithstanding the foregoing, you also acknowledge and agree that the sale pursuant to this auction is being made on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied, by the Seller and/or the Auctioneer. You further acknowledge that any information contained in the Property Information Package or otherwise obtained through the Tranzon website or directly or indirectly from the Auctioneer and/or the Seller is being presented to the best of the Auctioneer's and the Seller's actual knowledge without independent verification. Therefore, it is your sole and exclusive responsibility to inspect the property; review the documents relating to the property; assess the accuracy and completeness of the information contained in the Property Information Package and any such other documents; and independently verify and confirm any estimates, projections, or assumptions relating thereto, none of which may be considered to be guaranties. In connection therewith, you have the sole and exclusive responsibility to select and consult with any and all professional advisors of your choosing in determining whether to bid at this auction. You acknowledge that you have relied exclusively on your own investigation and determinations and the advice or your own professional advisors, and expressly represent that you have not relied upon any information provided by the Seller or the Auctioneer in any way, whether through the Property Information Package or other documents, through the Auctioneer's website, or by any oral, written or electronic communications with the Auctioneer or the Seller, or otherwise.

No Conditions or Contingencies: Without limiting the generality of the foregoing, you acknowledge and agree (i) that the completion of the sale following the conclusion of the auction is not contingent upon any inspection or verification of any such information, and the Closing Date or Closing Time (as defined below) will not be extended in order to permit any such inspection or review; (ii) that neither the Seller nor the Auctioneer nor any broker participating in the transaction to which this auction relates shall have any liability for any relief, including damages of any kind, rescission or reformation of the Purchase Contract (as defined below) or adjustment to the terms of the Purchase Contract based upon any failure of the property to conform to any description contained in the Property Information Package, or to any standard or any expectation that you may have in connection with the property; and (iii) that the completion of the sale is not subject to any financing or other contingency of any sort. **You represent and warrant that by registering to bid and bidding during this auction, you have conducted all necessary investigations, and have determined to place a bid relying solely on your own independent investigation or verification of material facts concerning the sale and the suitability of the property for your intended use if you are the successful bidder.**

Registration and Verification: In order to bid online at this auction, you will be required to register at the Tranzon website, www.tranzon.com (the "Tranzon website"). All Bidders seeking to register for this auction must be eighteen (18) years of age or older, must be eligible to bid in the Auctioneer's sole discretion based on the Auctioneer's past experience with the registering bidder or otherwise, and may be subject to verification through credit card information in the registration process. You may be asked to provide credit card information for this purpose, and we will use a third-party service or other process to verify that your credit card is valid and has available credit.

When your registration to bid online on this auction has been approved, you will receive an email notification that you have been approved for bidding. In addition, bidding rights are not absolute, and all registrations, even if successfully verified by credit card as described above, are subject to manual verification at any time, and from time to time, by the Auctioneer. We may suspend or terminate your registration for this auction at any time, and for any and all reasons or for no reason, in our sole discretion. We will notify you by email if your approval to bid at this auction has been terminated or suspended.

Bidding Time: This auction is a live auction event. Bidding is scheduled to begin and close at the time set forth on the Tranzon website. All time references on the bidding site for Tranzon online auctions are **expressed in Eastern Time**, and you should therefore be mindful of the need to convert to local time when bidding on auctions of properties located in other time zones. It is your responsibility to check the Tranzon website carefully so that you are aware of the scheduled auction time. The onsite auctioneer will open and close bidding.

Bidder Responsibility: Bidders must take care in entering bids, and each Bidder will be responsible for all bids placed under the Bidder's approved registration. Once entered and accepted online, a bid is deemed to be final on behalf of the registered Bidder and may not be modified, retracted or rescinded in whole or in part.

Bid Increments: Once bidding has commenced, any advances on a bid must be made in increments at least as great as those which we, in our sole discretion, have determined. We may, in our sole discretion, change or modify the required bid increments from time to time, or at multiple times, during the auction.

Maximum Bid Amount: We also provide opportunities for a bidder to submit a maximum bid amount (often called a "Max Bid") and to direct that our website bid on such bidder's behalf in scheduled increments until the maximum amount identified by the bidder has been reached. In the event that you later enter a max bid with the same maximum bid amount as was previously authorized by another bidder's max bid, or enter a specific bid in the same amount as was previously authorized by another bidder's max bid, the other bidder's max bid as previously entered before your bid will be deemed to be the prevailing bid at that amount, and you will be deemed to be outbid. In the event that there should be any dispute among competitive bidders with regard to the identity or amount of the high bid, the Auctioneer may reopen bidding on the property and may, in conjunction with such reopening of the bidding, designate one of the bidders as the "High Bidder" in the Auctioneer's sole discretion. All decisions by the Auctioneer shall be final.

Technical Problems: We have made reasonable efforts to provide for online bidding for this auction. You recognize and acknowledge, however, that technical problems with hardware, software, or internet connectivity, as well as human errors, may arise and may affect, without limitation, the Tranzon website, our online bidding program and process, your or our internet service and access, and your connection to this auction's bidding program and process. You further acknowledge that these and other technical problems may develop at any time and with or without notice. You acknowledge and agree that neither we nor the Seller is in any way responsible for any such technical problems, and that you have no absolute or other right to be able to bid on this auction in the event of

any such technical problems. Notwithstanding the foregoing, you further acknowledge and agree that, in the event of any such technical problems, we reserve the right to postpone or cancel the auction and/or extend the bidding time for this auction and/or relist the property for auction at another time, in our sole discretion, and that our decision with regard to any such actions is and will be final.

Terms Specific to This Auction or Property: As noted above, the Auctioneer may provide Additional Terms and Conditions that are specific to this auction or the property or properties being sold at this auction. Without limiting the generality of the foregoing, such Additional Terms and Conditions may, but shall not necessarily be required to, relate to the following provisions, among others: extended bidding time; and bid increments.

Bidding Authorization: A bid deposit in an amount set forth on the Tranzon website or as communicated by the Auctioneer in the Additional Terms and Conditions may be required in order to bid. Any such deposit will be required in actual funds, which the Auctioneer may hold until the completion of bidding and for a reasonable period of time to allow for the return of any such funds after the conclusion of the auction. Alternatively, in some instances a credit card preauthorization may be accepted for bidding authorization, not as a deposit. Please see specific requirements associated with the property for which you are registering to bid, as set forth on the Tranzon website or in the Additional Terms and Conditions.

Earnest Money Deposit: If you are the successful bidder, you may then be required to tender a deposit or an additional deposit in the form of a cashier's check or wire transfer, within 24 hours or such other time as may be specified by the Auctioneer following the close of the auction, to be held by the Auctioneer or a designated escrow agent, all as set forth on the Tranzon website or in the Additional Terms and Conditions.

Purchase Contract: If you are the successful bidder, you will be required to sign a purchase and sale agreement or similar agreement or document, however captioned or titled (the "Purchase Contract") and other necessary documents in the form designated by, and within the time periods established by, the Auctioneer, generally 24 hours. The terms of the Purchase Contract are expressly not negotiable and the Purchase Contract must be signed in the name of the high bidder and, except as may specifically be permitted by the terms of the Purchase Contract or expressly agreed upon in writing by the Seller or Auctioneer in their sole discretion, may not be assigned to any other person or party. The Purchase Contract and such other documents will set forth the specific terms and conditions of the sale, including the time by which the high bidder's purchase of the property must be completed. Copies of some or all of these documents are available on the Tranzon website or may be obtained from the Auctioneer, and it is your responsibility to obtain, read, and understand the provisions of any such documents before bidding at this auction. The Seller's obligations to the successful bidder are exclusively as set forth in the Purchase Contract.

Buyer's Premium: A buyer's premium ("Buyer's Premium") in a percentage specified by the Auctioneer as noted on the Tranzon website for each specific property auction or in the Additional Terms and Conditions may be added to the successful bidder's highest bid price. Any such Buyer's Premium shall become part of the total purchase price in the Purchase Contract, and must be paid by the successful bidder.

Closing: All sales must close within a period of time (the "Closing Time") or on a date certain (the "Closing Date") set forth in the Purchase Contract, unless extended by the Seller in writing. Unless otherwise provided in the Purchase Contract or other documents pertaining to this particular auction, any extensions shall be requested in writing not later than five (5) days before expiration of the Closing Time or the scheduled Closing Date, as the case may be, and any such requests may or may not be considered by the Seller and granted by the Seller in the Seller's sole discretion. In preparation for the closing, the balance of the purchase price and any and all other funds necessary to complete the purchase must be provided by the successful bidder to the Seller or its closing agent(s), in immediately available funds or by wire transfer as directed by the Seller's closing agent(s), not later than forty-eight (48) hours before the scheduled closing or at such other time as may be expressly designated by the Seller's closing agent(s).

High Bidder's Default: Successful Bidders who fail to close in a timely manner for any reason shall be required to release their deposit(s) to Seller as partial and nonexclusive liquidated damages and not as a penalty, and the Seller retains the unilateral right to cancel any escrow and retain the successful bidder's deposit in the event the successful bidder fails to complete the purchase as required by the terms of the Purchase Contract. In addition, in the event the successful bidder fails to submit the executed Purchase Contract and any required earnest money deposit as required by these Terms and Conditions and any Additional Terms and Conditions, the successful bidder agrees to pay to the Auctioneer a fee in the amount of Ten Thousand Dollars ($10,000.00) or such other amount as may be specified in any Additional Terms and Conditions, which amount may be paid by retention of the high bidder's deposit check or the credit card submitted for bidding authorization, in the sole discretion of the Auctioneer, as a penalty for non-performance. A successful bidder who fails to submit an executed Purchase Contract, fails to make any required earnest money deposit, or fails to close in a timely manner may also be prohibited from bidding on future auctions conducted by the Auctioneer or the Auctioneer's affiliates, in the discretion of the Auctioneer and any such affiliate or affiliates. These remedies are in addition to any other remedies, including specific performance, and/or additional money damages that the Seller and/or the Auctioneer may have in equity or at law. The Auctioneer and the Seller also reserve the right immediately to put the property up for sale again.

General Terms and Conditions: You acknowledge and understand that the Auctioneer reserves the right, for any reason or for no reason in the Auctioneer's sole discretion, (i) to determine who has access to and who may bid at this auction, (ii) to postpone or cancel the auction, (iii) to withdraw the property or any one or more properties from the auction, (iv) to change any terms of the auction or particular conditions of sale upon announcement prior to or during the course of the auction, (v) to bid on behalf of the Seller up to the amount of any reserve price, where permitted by law, (vi) to reject any and all bids, and (vii) to select the winning bid. You further acknowledge that neither the Seller nor the Auctioneer nor any broker involved in this auction is making any representation or warranty as to the manner in which the sale process will be managed, and that, except as may otherwise be provided by law, any acceptance of a winning bid prior to the execution of a binding Purchase Contract may be rescinded by the Seller in the Seller's sole discretion and for any reason whatsoever including the receipt of a subsequent bid, and that the Seller's obligation to sell any property or properties in this auction shall not be binding until such final Purchase Contract is signed and delivered by the Seller and the winning bidder. The Auctioneer may sell the property or any one or more properties subject to this auction in advance of the auction, in the Auctioneer's sole discretion. The sole and exclusive venue for any disputes regarding or relating in any way to this auction or the transactions made in conjunction with this auction shall be in the state courts of general jurisdiction located in the jurisdiction where the property that is subject to this auction is located, or if more than one such jurisdiction is related to such property or properties, in any one of such jurisdictions as the Auctioneer may select, or, at the election of the Seller in its sole discretion in any jurisdiction where the Seller maintains a principal or other place of business, and you irrevocably submit to the jurisdiction of such courts.

PURCHASE AND SALE AGREEMENT

To be posted upon completion

tranzon®

ABOUT TRANZON

tranzon®

tranzon®

A BETTER WAY TO REAL ESTATE







SELL YOUR RESIDENTIAL PROPERTY

WHY SELL WITH TRANZON?

Simply put, we are dedicated to helping you sell your real estate in the shortest possible time, at the highest possible price.

The traditional way of selling leaves you at the mercy of buyers' schedules and demands. But selling property doesn't have to be a frustrating, drawn-out process. When you partner with Tranzon, the process is as simple as GOING ONCE, GOING TWICE, **SOLD!**

Providing an uncompromising level of service and integrity to:

- Private individuals
- Trusts and guardians
- Estates
- Financial institutions

GOING ONCE,

You set the date and terms of your sale.

GOING TWICE,

We attract interested buyers.

SOLD!

Your real estate sells for a fair market price.

BEGIN WITH A PROFESSIONAL CONSULTATION

Your local Tranzon advisor understands the residential real estate market in your area. We are there to answer your questions at every step and provide you with expert advice. During a one-on-one consultation, we'll discuss your circumstances and goals, then we'll use our in-depth knowledge of market conditions to determine your ideal auction strategy.

GOING ONCE,

TRANZON'S MARKET-MAKING SYSTEM™

Tranzon's Market-Making System™ is our proven methodology for the accelerated sale of real estate. It's not a one-size-fits-all approach, but rather a strategic process that includes the development of a multifaceted marketing plan, which we execute in the weeks leading up to your auction. With a massive database of potential buyers and inventive techniques for reaching new people, we get your listing in front of eager buyers across the country and create the competitive conditions needed to yield the highest bidding prices.











GOING TWICE,

THE AUCTION ADVANTAGE

Auctions have long been a go-to sales method for owners wanting to optimize their return on a timeline they can control. Auctioning offers several benefits over traditional real estate selling methods, including simplicity, control, and competition.



CLEARLY-DEFINED TIMELINE

Count on 4-6 weeks to auction, with closing approximately 30 days after the sale.



SOLD AS-IS

All pre-work and property vetting happens upfront and is disclosed before bidding begins.



BUYERS COMPETE

Pre-qualified buyers drive up the price; demand determines fair market value.

Sell your property with Tranzon's fast, straightforward auctions tailored to your situation:

- **Online only**
- **Live on-site**
- **Simultaneous live & online**
- **Sealed bid**

We can help you choose the best option for your listing!

SOLD!

A BETTER WAY TO REAL ESTATE

Tranzon is dedicated to providing you with a better way to real estate. The Tranzon team includes some of the most highly experienced real estate, marketing, and auction professionals in the country. Our nationwide network combines the benefits of local market knowledge with the resources of a national organization to ensure the success of your sale.

With our custom, hands-on approach to property auctions, you get the Tranzon Advantage.



RELY ON EXPERTS YOU CAN TRUST

Nationwide company with over 300 years of collective experience

Auction advisors guide you through the process and answer any questions

Personalized customer service from local offices across the country

Tens of thousands of successful auctions



TO HELP BUYERS FIND YOUR PROPERTY

Professional evaluation leads to a custom sales strategy

Aggressive marketing plan specific to your asset/audience

Advanced online tools and proprietary technology

Target potential buyers on a national scale



AND SELL IT QUICKLY

Structure the auction to meet your goals

Bidders are pre-qualified and prepared to buy

Transparent competition drives a fair market price

Real estate is sold as-is, without negotiations or slowdowns

HAVE A PROPERTY TO SELL?

REQUEST A **FREE** PROPERTY EVALUATION TODAY AT **TRANZON.COM.**

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