



Be an informed buyer. Make sure that the property you want to purchase meets your needs. The following information may assist you during your purchase.

APPRAISAL. An appraisal is a valuation of the property. An appraiser renders an estimate of value as of a certain date under assumptions and conditions stated in the appraisal report. Typically, a buyer's lender requires an appraisal to verify that the loan is secured by property that is worth a certain amount. An appraisal is not the same as an inspection.

DISCLOSURE: A real estate broker represents a party (buyer or seller) in a real estate transaction in only one of an intermediary relationship. This may work with the broker or with one of the broker's agents. This will be provided a form titled "Information About Brokerage Services" (IABBS) which defines agency relationships. The agent may help you locate a property and is obligated to represent the transaction. The agent may assist you in gathering information and may coordinate many details in the transaction. Offers and agents are not obligated. They do not provide the expertise to conduct inspections and therefore do not make any representations, warranties, or guarantees about a property's condition. Agents are not attorneys. They are encouraged to seek the assistance of an attorney to help you understand any of the legal consequences and structure of your contract or transaction.

General: Over the years the market has identified environmental conditions that buyers should know may exist. Environmental hazards include, but are not limited to, conditions such as asbestos, radon, lead paint, mold, pesticides, radon gas, lead water, underground storage tanks, and nonhazardous materials, and other conditions. Hazards or environmental factors on the property may affect the use of the property.

Environmental Inspection: If you are concerned that environmental hazards, asbestos, radon, or unpermitted work may be present on the property you wish to buy, you should hire a qualified expert to inspect the property for such items. You may include a promulgated addendum (TAA 601) in your contract that may address such matters.

Lead-Based Paint. If you buy a property that was built before 1978, Federal law requires that you be provided with: (1) the pamphlet titled "Protect Your Family from Lead in Your Home" (EPA 3045), (2) the results and reports the seller has concerning lead-based paint or hazards, and (3) an opportunity to have the property inspected for lead-based paint or hazards.

Most "it is not uncommon to find gold specks in a property. The concern about gold resources refers to there are large amounts of metal found in a property. The Texas Department of Insurance published a document titled "What's New About Gold?" (2003) which states that most of the gold in the state is in the form of specks.

Notes: Properties around the property you may buy are used for a variety of purposes. Some of the uses include water for multiple projects, religious, hospitals, restaurants, bars, schools, homes and construction. You are encouraged to visit and browse the area around any property in which you are interested at various times, week days.

Case 404 and Case 405 (Taxes): There are diseases such as tax will and other conditions that may affect taxes and other plans. Click on it to learn more about these. If you are concerned about such matters, consult the laws and other plans, including the professional advice of your attorney.

Texas Association of Realtors Commercial Contract

Daniel F McAuley



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In a digital era where connections and knowledge reign supreme, the enchanting power of language has be much more apparent than ever. Its capability to stir emotions, provoke thought, and instigate transformation is truly remarkable. This extraordinary book, aptly titled "**T Exas A Ssocation Of R Ealtors Commercial Contract**," published by a very acclaimed author, immerses readers in a captivating exploration of the significance of language and its profound impact on our existence. Throughout this critique, we will delve in to the book is central themes, evaluate its unique writing style, and assess its overall influence on its readership.

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