

**Sealed Bid Auction for
(2) Fourplex Buildings
1102 A-D Welsh Avenue
1104 A-D Welsh Avenue
College Station, Texas, 77840**

1102 A-D Welsh

This property is a fourplex located on lot 2 fronting Welsh Drive. This property must be sold in "as is" condition. Units A & B are vacant. Units C is leased on a month to month lease for \$580 per month. Unit D is leased on a month to month lease at \$550 per month.

1104 A-D Welsh

This property is a fourplex located on lot 3 adjacent to 1102 A-D Welsh and fronting on Welsh Avenue. The A unit is leased on a month to month lease at \$500 per month. Unit B is leased on a month to month lease at \$590 per month. Unit C is leased on a month to month lease for \$600 per month. Unit D is vacant.

All units in both buildings are two bedroom, 1 bath units that include existing washer and dryers in the units. The tenant pays all utilities except the water bill. Each building has one water meter for each building.

Either property may be purchased separately or together.

All offers must be submitted to Coventry Glen Realty in writing in a sealed envelope on TAR contract forms (see samples attached) and all offers must be accompanied by a bank pre-approval letter stating that the bank will loan on the property in question in "as is" condition for the contract sales amount and signed by a bank officer.

If the purchase offer is to be cash, then the buyer must provide satisfactory proof of funds in writing in the amount required to purchase the property for the contract sales amount.

All written offers received will be opened and reviewed by the seller's attorney and the seller after 12:00 P.M. on October 19,2012. Seller will either accept, counter, or reject offers based upon a priority of the highest net proceeds to the owner and other relevant closing terms of each purchase offer in question.

Seller reserves an undisclosed minimum price of sale for both or either property.

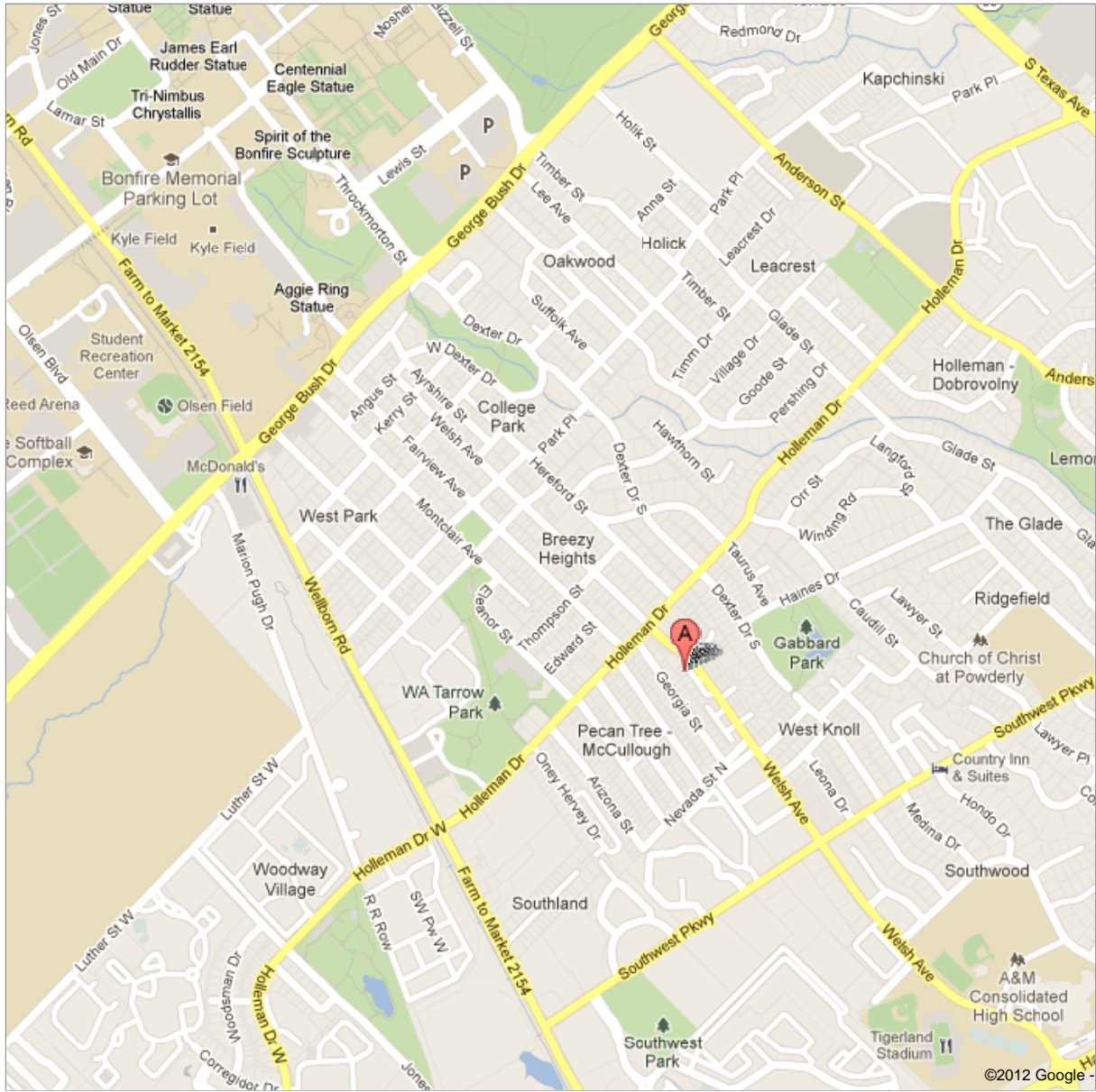
This is not an absolute auction process.

Property Data Packages can be downloaded as shown below. Property Data Packages include the following items: Google maps, Brazos CAD Data, MLS 8 photo view printouts, Seller Disclosures, and sample purchase contract forms packages.



Address **1102 Welsh Ave**
College Station, TX 77840

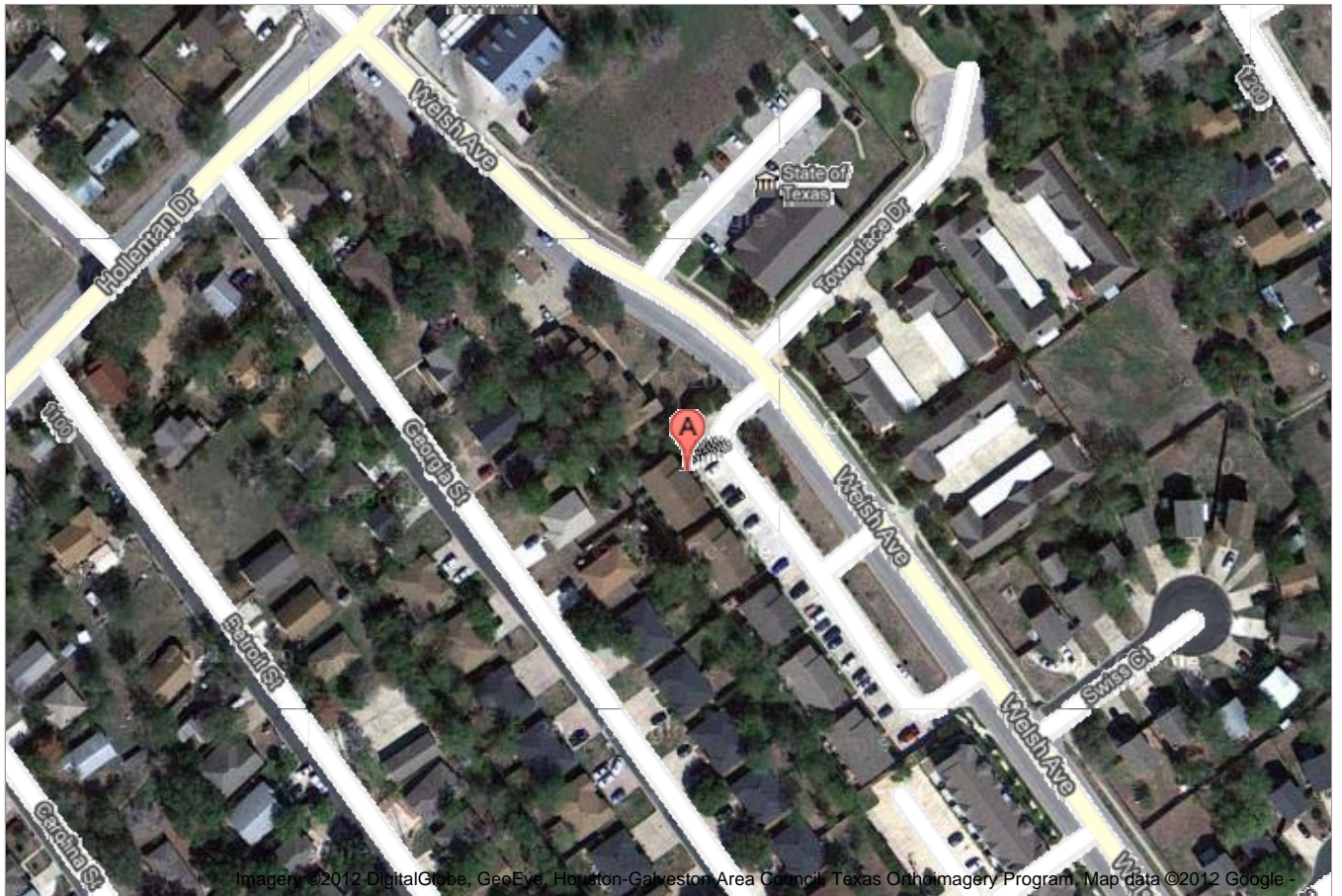
1102 and 1104 Welch / 2 fourplex buildings /
Prihoda Sealed Bid Auction



1102 and 1104 Welsh
College Station, TX
Two Four plex Bldgs.



To see all the details that are visible on the screen, use the "Print" link next to the map.



A Property for Your Consideration . . .

Presented by: Mike Caldwell
Coventry Glen Realty
mike.caldwell@coventryglenrealty.net
Phone: 979-846-2894
Fax: 979-846-4652

COLLEGE STATION

1102 WELSH AV

\$ 89,900

Ref #: 79541 Status: *Active*

Subdiv/Legal: Welch Place

Type: Triplex/Fourplex

Units: 4

Stories: Two

Approx Sqft 988.5

Year Built: 1980

State of Const COMPLETE

Minerals Convey:



Lot Size: 11522

Parking: / Paved Area

Roofing:

Investment properties close to TAMU: (2) 4-Plexes for sale at 1102 & 1104 Welsh for \$89,900 each. Properties can be purchased together or separately and must be purchased in "As is" condition. Owner will open and review sealed bids on the property at noon Oct. 19, 2012.

Unit Features:

Carpet, Drapes, Fenced Area, Formal Lv. Room, Liv/Din Combo, Kit/Din Combo, Kit/Fam Combo

Appliances:

Refrigerator, Oven/Range, Dishwasher, Washer, Dryer

Miscellaneous:

Pet Restrictions, Security Deposit

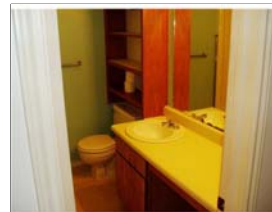
Exterior Construction:

Brick Veneer

Utilities Include:

Electric, Water, Trash Collection, Sewer, Cable Tv

Amenities:



Directions: Wellborn south/east on Holleman/south 1 block on Welsh/Properites onrigh.

This information has been secured from sources that are believed to be reliable, but no representation or warranty is made by MLS, expressed or implied, as to the accuracy of the information. It should be independently verified.

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Coventry Glen Realty
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Phone: 979-846-2894
Fax: 979-846-4652

COLLEGE STATION

1104 WELSH AV

\$ 89,900

Ref #: 79543 Status: *Active*

Subdiv/Legal: Welch Place

Type: Triplex/Fourplex

Units: 4

Stories: Two

Approx Sqft 988.5

Year Built: 1981

State of Const COMPLETE

Minerals Convey:



Lot Size: 9030

Parking: / Paved Area

Roofing:

Investment properties close to TAMU: (2) 4-Plexes for sale at 1102 & 1104 Welsh for \$89,900 each. Properties can be purchased together or separately and must be purchased in "As is" condition. Owner will open and review sealed bids from all buyers at noon on Oct. 19, 2012.

Unit Features:

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Appliances:

Refrigerator, Oven/Range, Dishwasher, Washer, Dryer

Miscellaneous:

Pet Restrictions, Security Deposit

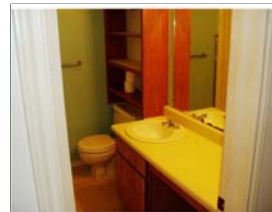
Exterior Construction:

Brick Veneer

Utilities Include:

Electric, Water, Trash Collection, Sewer, Cable Tv

Amenities:



Directions: Wellborn south/east on Holleman/south 1 block on Welsh/Properites onrigh.

This information has been secured from sources that are believed to be reliable, but no representation or warranty is made by MLS, expressed or implied, as to the accuracy of the information. It should be independently verified.

Brazos CAD

Property Search Results > 47021 C&M PRIHODA HOLDINGS LP for Year 2012

Property

Account

Property ID: 47021 Legal Description: WELCH PLACE, BLOCK 1, LOT 2
 Geographic ID: 645500-0001-0020 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1102 WELSH AVE A-D Mapsco:
 Neighborhood: C-CWELCH PLACE Map ID: 555-204
 Neighborhood CD: K25020.M

Owner

Name: C&M PRIHODA HOLDINGS LP Owner ID: 240310
 Mailing Address: 14181 FM 2154 RD % Ownership: 100.000000000000%
 COLLEGE STATION, TX 77845-3349
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$127,330	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$44,800	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$172,130	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$172,130	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$172,130	

Taxing Jurisdiction

Owner: C&M PRIHODA HOLDINGS LP
 % Ownership: 100.000000000000%
 Total Value: \$172,130

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
C2	CITY OF COLL. STAT.	0.437995	\$172,130	\$172,130	\$753.92	
CAD	APPRAISAL DISTRICT	0.000000	\$172,130	\$172,130	\$0.00	
G1	BRAZOS COUNTY	0.485000	\$172,130	\$172,130	\$834.83	
S2	COLLEGE STATION ISD	1.335033	\$172,130	\$172,130	\$2,298.00	
ZRFND	Z REFUND ENTITY	0.000000	\$172,130	\$172,130	\$0.00	
Total Tax Rate:		2.258028				
					Taxes w/Current Exemptions:	\$3,886.75
					Taxes w/o Exemptions:	\$3,886.74

Improvement / Building

Improvement #1: RESIDENTIAL State Code: B4 Living Area: 3954.0 sqft Value: \$127,330

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MUV2P		1980	3954.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1	HOMESITE	0.2645	11522.00	0.00	0.00	\$44,800	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2012	\$127,330	\$44,800		0	172,130	\$0	\$172,130
2011	\$121,500	\$44,800		0	166,300	\$0	\$166,300
2010	\$125,440	\$20,700		0	146,140	\$0	\$146,140
2009	\$129,150	\$20,700		0	149,850	\$0	\$149,850
2008	\$129,150	\$20,700		0	149,850	\$0	\$149,850
2007	\$123,050	\$20,000		0	143,050	\$0	\$143,050
2006	\$123,000	\$16,000		0	139,000	\$0	\$139,000
2005	\$123,000	\$16,000		0	139,000	\$0	\$139,000
2004	\$112,690	\$16,000		0	128,690	\$0	\$128,690
2003	\$112,690	\$16,000		0	128,690	\$0	\$128,690
2002	\$112,690	\$16,000		0	128,690	\$0	\$128,690

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/2008 12:00:00 AM	WD	WARRANTY DEED	PRIHODA CLAREN	C&M PRIHODA HOI	8915	209	01017349
2	1/6/1989 12:00:00 AM	Conv	CONVERSION	PHIHODA PAUL W	PRIHODA CLAREN			

Questions Please Call (979) 774-4100

Website version: 1.2.2.2

Database last updated on: 5/16/2012 8:37 PM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Brazos CAD

Property Search Results > 47022 C&M PRIHODA HOLDINGS LP for Year 2012

Property

Account

Property ID: 47022 Legal Description: WELCH PLACE, BLOCK 1, LOT 3
 Geographic ID: 645500-0001-0030 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1104 WELSH AVE A-D Mapsco:
 Neighborhood: C-CWELCH PLACE Map ID: 555-204
 Neighborhood CD: K25020.M

Owner

Name: C&M PRIHODA HOLDINGS LP Owner ID: 240310
 Mailing Address: 14181 FM 2154 RD % Ownership: 100.000000000000%
 COLLEGE STATION, TX 77845-3349
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$129,410	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$44,800	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$174,210	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$174,210	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$174,210	

Taxing Jurisdiction

Owner: C&M PRIHODA HOLDINGS LP
 % Ownership: 100.000000000000%
 Total Value: \$174,210

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
C2	CITY OF COLL. STAT.	0.437995	\$174,210	\$174,210	\$763.04	
CAD	APPRAISAL DISTRICT	0.000000	\$174,210	\$174,210	\$0.00	
G1	BRAZOS COUNTY	0.485000	\$174,210	\$174,210	\$844.92	
S2	COLLEGE STATION ISD	1.335033	\$174,210	\$174,210	\$2,325.76	
ZRFND	Z REFUND ENTITY	0.000000	\$174,210	\$174,210	\$0.00	
Total Tax Rate:		2.258028				
					Taxes w/Current Exemptions:	\$3,933.72
					Taxes w/o Exemptions:	\$3,933.71

Improvement / Building

Improvement #1: RESIDENTIAL State Code: B4 Living Area: 3954.0 sqft Value: \$129,410

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MUV2P		1981	3954.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1	HOMESITE	0.2073	9030.00	0.00	0.00	\$44,800	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2012	\$129,410	\$44,800		0	174,210	\$0	\$174,210
2011	\$123,210	\$44,800		0	168,010	\$0	\$168,010
2010	\$125,440	\$20,700		0	146,140	\$0	\$146,140
2009	\$129,150	\$20,700		0	149,850	\$0	\$149,850
2008	\$129,150	\$20,700		0	149,850	\$0	\$149,850
2007	\$123,050	\$20,000		0	143,050	\$0	\$143,050
2006	\$123,000	\$16,000		0	139,000	\$0	\$139,000
2005	\$123,000	\$16,000		0	139,000	\$0	\$139,000
2004	\$112,690	\$16,000		0	128,690	\$0	\$128,690
2003	\$112,690	\$16,000		0	128,690	\$0	\$128,690
2002	\$112,690	\$16,000		0	128,690	\$0	\$128,690

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/29/2008 12:00:00 AM	WD	WARRANTY DEED	PRIHODA CLAREN	C&M PRIHODA HOI	8915	209	01017349

Questions Please Call (979) 774-4100

Website version: 1.2.2.2

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TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 1102 Welch
College Station, TX 77840

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 over 11 yrs ago or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.			
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal			X
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.			X
French Drain			
Gas Fixtures		X	
Natural Gas Lines		X	

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave			X
Outdoor Grill		X	
Patio/Decking		X	X
Plumbing System			X
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			X
Rain Gutters			X
Range/Stove	X		
Roof/Attic Vents			X
Sauna		X	
Smoke Detector			X
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna			X
Washer/Dryer Hookup	X		
Window Screens			X
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		X		number of units: <u>5</u>
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>8</u>
Other Heat		X		if yes, describe: <u>each apt has one</u>
Oven	X			number of ovens: _____ <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney		X		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carpport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		X		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		X		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Concerning the Property at College Station, TX 77840

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: ~~Asphalt~~ Compositional NEEDS NEW ROOF (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		
Ceilings <u>404-A1</u>		
Doors		
Driveways		
Electrical Systems <u>some</u>		
Exterior Walls <u>rotten w/</u>		

Item	Y	N
Floors		
Foundation / Slab(s)		
Interior Walls		
Lighting Fixtures		
Plumbing Systems	x	
Roof <u>made new w/</u>	x	

Item	Y	N
Sidewalks		
Walls / Fences <u>boards replace</u>		x
Windows <u>win bows replace</u>		x
Other Structural Components <u>door</u>		

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		x
Asbestos Components		x
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		x
Endangered Species/Habitat on Property		✓
Fault Lines		x
Hazardous or Toxic Waste		x
Improper Drainage		x
Intermittent or Weather Springs		✓
Landfill		x
Lead-Based Paint or Lead-Based Pt. Hazards		x
Encroachments onto the Property		x
Improvements encroaching on others' property		✓
Located in 100-year Floodplain		x
Located in Floodway		x
Present Flood Ins. Coverage (If yes, attach TAR-1414)		x
Previous Flooding into the Structures		x
Previous Flooding onto the Property		x
Previous Fires		✓
Previous Use of Premises for Manufacture of Methamphetamine		

Condition	Y	N
Previous Foundation Repairs		x
Previous Roof Repairs <u>put on new roof 10 yr ago</u>		
Other Structural Repairs		x
Radon Gas		✓
Settling		x
Soil Movement		x
Subsurface Structure or Pits		x
Underground Storage Tanks		x
Unplatted Easements		x
Unrecorded Easements		x
Urea-formaldehyde Insulation		x
Water Penetration		x
Wetlands on Property		x
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		No
Previous treatment for termites or WDI		x
Previous termite or WDI damage repaired		x
Termite or WDI damage needing repair		x
Single Blockable Main Drain in Pool/Hot Tub/Spa*		

(TAR-1406) 9-01-11 Initialed by: Seller: M.J.C. and Buyer: _____

Concerning the Property at College Station, TX 77840

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): YES ~~IT~~ MAYBE wiring or plumbing. The water in College Station is very soft & chloride & I would replace faucets etc.

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
 Any unpaid fees or assessment for the Property? yes (\$ _____) no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? yes no If yes, describe: _____
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

Concerning the Property at College Station, TX 77840

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller _____ Date _____ Signature of Seller Marian J. Prihoda Date 9-3-12
Printed Name: C&M Prihoda Holdings, LP Printed Name: MARIAN J. PRIHODA

(TAR-1406) 9-01-11 Initialed by: Seller: MJ.P and Buyer: _____ Page 4 of 5

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
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Electric: <u>C.S. Utilities</u>	phone #: _____
Sewer: <u>C.S. "</u>	phone #: _____
Water: <u>C.S. "</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>C.S. Utilities</u>	phone #: _____
Natural Gas: <u>NONE</u>	phone #: _____
Phone Company: <u>VERIZON or AT&T</u>	phone #: _____
Propane: _____	phone #: _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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



TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 1104 Welch
College Station, TX 77840

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 over 11 or 12 yrs ago or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.			
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal			X
Emergency Escape Ladder(s)			
Exhaust Fans			
Fences	X		
Fire Detection Equip.			X
French Drain			
Gas Fixtures		X	
Natural Gas Lines		X	

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)			
-LP on Property			
Hot Tub		X	
Intercom System		X	
Microwave			X
Outdoor Grill			
Patio/Decking			
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents			X
Sauna		X	
Smoke Detector			X
Smoke Detector - Hearing Impaired			X
Spa		X	
Trash Compactor		X	
TV Antenna			X
Washer/Dryer Hookup	X		
Window Screens		X	
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers			X	number of units: <u>8 Electric</u>
Wall/Window AC Units			X	number of units: _____
Attic Fan(s)			X	if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3</u>
Other Heat			X	if yes, describe: _____
Oven	X			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney			X	<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls			X	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System			X	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener			X	<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>none</u>
Underground Lawn Sprinkler		X		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility			X	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11 Initialed by: Seller: M.J.P. and Buyer: _____ Page 1 of 5

Concerning the Property at College Station, TX 77840

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: composition Age: UNKNOWN (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary):

maybe plumbing + maybe A/C, I don't know

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		
Ceilings		
Doors		<input checked="" type="checkbox"/>
Driveways		
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		

Item	Y	N
Floors		
Foundation / Slab(s)		
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof <u>needs new roof</u>		

Item	Y	N
Sidewalks		
Walls / Fences <u>Maybe</u>		
Windows <u>Maybe</u>		
Other Structural Components		

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		
Endangered Species/Habitat on Property		
Fault Lines		
Hazardous or Toxic Waste		
Improper Drainage		
Intermittent or Weather Springs		
Landfill		
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		
Improvements encroaching on others' property		
Located in 100-year Floodplain		
Located in Floodway		
Present Flood Ins. Coverage (If yes, attach TAR-1414)		
Previous Flooding into the Structures		
Previous Flooding onto the Property		
Previous Fires		
Previous Use of Premises for Manufacture of Methamphetamine		

Condition	Y	N
Previous Foundation Repairs		
Previous Roof Repairs <u>Put new roof long time</u>		
Other Structural Repairs		
Radon Gas		
Settling		
Soil Movement		
Subsurface Structure or Pits		
Underground Storage Tanks		
Unplatted Easements		
Unrecorded Easements		
Urea-formaldehyde Insulation		
Water Penetration		
Wetlands on Property		
Wood Rot <u>maybe around Doors</u>		
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		
Previous termite or WDI damage repaired		
Termite or WDI damage needing repair		
Single Blockable Main Drain in Pool/Hot Tub/Spa*		

Concerning the Property at College Station, TX 77840

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): it could be existing or plumbing. Water has not been very soft with corrosion check piping.

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- Y N**
- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
 - Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
 Any unpaid fees or assessment for the Property? yes (\$ _____) no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
 - Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? yes no If yes, describe: _____
 - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
 - Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
 - Any condition on the Property which materially affects the health or safety of an individual.
 - Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
 - Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

(TAR-1406) 9-01-11 Initialed by: Seller: MJ, _____ and Buyer: _____, _____ Page 3 of 5

Concerning the Property at College Station, TX 77840

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

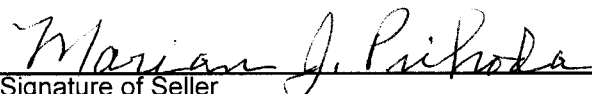
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.


 Signature of Seller _____ Date _____ Signature of Seller _____ Date _____
 Printed Name: C&M Prihoda Holdings, LP Printed Name: MARIAN J. PRIHODA

(TAR-1406) 9-01-11 Initialed by: Seller: MJP and Buyer: _____ Page 4 of 5

Concerning the Property at College Station, TX 77840

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Printed Name: _____		Printed Name: _____	



09/16/2012



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