



Advice to Buyers

Re: Property at _____

Texas Home Group advises Buyers to be aware of the following information when purchasing a home.

(Initial)

_____ The buyers are aware that property tax rates, county appraisal district evaluations and exemptions are subject to change yearly and upon transfer of property.

_____ We advise buyer to purchase a Residential Service Contract policy on the property.

_____ We advise buyers to have a structural, mechanical, air conditioning, heating and termite inspection on the property.

_____ Buyers are advised to have inspector check for mold issues with property.

_____ We advise buyers to obtain and review an acceptable survey. Buyers are also advised to update and verify all information on seller's survey, if it is provided by seller and used by buyer.

_____ We advise buyer to review deed restrictions on said property and determine if use is acceptable.

_____ Buyer is advised to obtain quote on homeowners insurance **before the option period expires.**

_____ Buyers should obtain information if necessary on all current or future road projects as well as greenbelt status and any vacant land that adjoins subject property.

_____ Buyers are aware sales price of property may be entered into MLS system and may become public record.

_____ Buyer is advised that their Real Estate Agent cannot verify the accuracy of any reports made by third parties.

BUYER(S) ACKNOWLEDGES THAT THEY HAVE READ AND RECEIVED A COPY OF THIS DOCUMENT.

Buyer

Date

Buyer

Date