



OWNER'S NOTICE CONCERNING CONDITION OF PROPERTY UNDER PROPERTY MANAGEMENT AGREEMENT

©Texas Association of REALTORS®, Inc. 2004

CONCERNING THE PROPERTY AT _____

OWNER IS TO COMPLETE THIS FORM TO THE BEST OF THE OWNER'S KNOWLEDGE. THIS NOTICE IS NOT A WARRANTY OF ANY KIND.

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

Item	Y	N	U	Additional Information
Central A/C				☐ electric ☐ gas ☐ heat pump number of units: _____
Wall/Window AC Units				number of units: _____
Evaporative Coolers				number of units: _____
Central Heat				☐ electric ☐ gas ☐ heat pump number of units: _____
Other Heat				if yes describe: _____
Fireplace & Chimney				☐ woodburning _____ (no.) ☐ mock _____ (no.) ☐ other: _____
Gas Logs in Fireplace				
Ceiling Fans				number of units: _____
Carport				☐ attached ☐ not attached
Garage				☐ attached ☐ not attached
Garage Door Openers				number of units: _____ number of remotes: _____
Fences				☐ wood ☐ chain-link ☐ other
Patio/Decking				describe: _____
Outdoor Grill				location: _____
Hot Tub/Spa				
Pool				☐ in-ground ☐ above ground / heater: ☐ yes ☐ no
Underground Lawn Sprinkler				☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TXR-1407)
Water Heater				☐ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener				☐ owned ☐ leased from _____
Washer/Dryer Hookups				dryer hookups are: ☐ gas ☐ electric
Washer				
Dryer				
Sauna				
Alarm System				☐ owned ☐ leased from _____
Smoke Alarms				number of units: _____
Kitchen Equipment				☐ range-oven combo. ☐ cooktop ☐ oven ☐ microwave ☐ dishwasher ☐ disposer ☐ hood fan ☐ trash compactor ☐ refrigerator ☐ other: _____

Section 2. Are you aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ yes ☐ no If yes, explain (attach additional sheets if necessary): _____

Note: Unless instructed otherwise, items in the Property will be repaired in accordance with the repair provisions in the lease that the Broker negotiates for the Owner.

(TXR-2206) 8-26-04

Arabella Realty, LLC, 2719 N Loop 1604 W San Antonio TX 78258
Daniel Wright

Phone: 2107872350
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Fax:

Page 1 of 2
939 Black Horse

Concerning the Property at _____

Section 3. Are you aware of any of the following?

Y N

☐ ☐

Owners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Address: _____

Describe the common areas or facilities (pool, tennis courts, greenbelts, etc.): _____

Are there any user fees for the common facilities? ☐ yes ☐ no If yes, describe: _____

Name and contact information of any other association to which the Property is subject: _____

☐ ☐

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.

☐ ☐

Any condition on the Property which materially affects the health or safety of an individual.

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

Section 4. Other Information.

(1) Water to the Property is supplied by: ☐ city ☐ MUD ☐ WCID ☐ co-op ☐ well (location: _____)

(2) The type of roof on the Property is: ☐ composition shingle ☐ wood shingle ☐ flat (tar & gravel) ☐ metal
☐ other _____ Approx. Age: _____ years

(3) If the Property is a condominium or townhome, describe parking spaces (numbers, if assigned, location): _____

(4) Describe the location and number of the mailbox: _____

(5) Provide any alarm codes, garage door codes, access codes, gate codes, common facility codes: _____

(6) Describe the location of:
heating & cooling filters: _____ filter size(s): _____

electrical breakers: _____

water shut-off valve: _____ gas shut-off valve: _____

(7) There ☐ are ☐ are not written warranties in effect for the Property or any appliances. Attach copies.

(8) Provide the names and phone numbers of the current providers to the Property:

Electricity: _____ Ph: _____

Gas: _____ Ph: _____

Water & Sewer: _____ Ph: _____

Telephone: _____ Ph: _____

Cable: _____ Ph: _____

Garbage: _____ Ph: _____

Pool Service: _____ Ph: _____

Alarm: _____ Ph: _____

Landscaping: _____ Ph: _____

Signature of Owner _____ Date _____ Signature of Owner _____ Date _____