



CONDOMINIUM ADDENDUM TO LISTING

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2004

ADDENDUM TO LISTING AGREEMENT BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT

1407 West 39 1/2 Street 203, Austin, TX 78756

- A. Paragraph 2 of the above-referenced listing agreement (the Listing) is amended by adding the following to be included as part of the Property: "the Property's (the unit) undivided interest in the Common Elements designated by the Condominium Declaration, including those areas reserved as Limited Common Elements appurtenant to the unit and such other rights to use the Common Elements which have been specifically assigned to the unit in any other manner, including but not limited to parking areas assigned to the unit which are: one reserved space labeled 203."
- B. The present periodic expense or assessment (condominium association fees) is \$ 220 per month, which pays for expenses necessary for the operation and maintenance of common areas and the following services to the unit: ☒ water ☐ water heater ☒ sewer ☒ trash ☐ electricity ☐ gas ☐ cable ☐ local telephone ☐ security ☐ property taxes ☒ insurance on structure ☐ . (It may be necessary to inquire about the extent of the services before communicating information to prospective buyers or tenants.)
- C. Seller or Landlord represent that Seller or Landlord is not currently delinquent in the payment of any condominium association fees or assessments except: na.
- D. Documents Required in Sales of Condominiums:
- (1) The Property Code requires a seller of a condominium unit to deliver the Condominium Documents and a Resale Certificate to the buyer before executing a contract or conveying the unit. The Condominium Documents are the Declaration, Bylaws, and Rules of the Condominium Association. The Resale Certificate must be completed by the Condominium Association not earlier than 3 months before the date it is delivered to the buyer and contain certain attachments. If a seller fails to deliver the Condominium Documents and Resale Certificate with all required attachments to the buyer before the buyer executes the contract, the buyer may be entitled to cancel the contract before the 6th day after the buyer receives the Condominium Documents and Resale Certificate.
- (2) Not later than 04/22/2025 (date), Seller will obtain and deliver the Condominium Documents and Resale Certificate with all required attachments to Broker. Seller authorizes Broker to deliver copies of the Condominium Documents and Resale Certificate (with attachments) to prospective buyers and other brokers.
- E. Seller or Landlord authorizes Broker to obtain information about the unit and its owner from the Condominium Association. Seller or Landlord authorizes the Condominium Association to release any information Broker may request.

van Heuven Properties

9003229

Broker's (Company's) Printed Name

License No.

DocuSigned by:

Brian Owens
Seller or Landlord

4/15/2025

Date

By: Dave van Heuven 4/15/2025

Broker's Associate's Signature

Date

Seller or Landlord

Date

van Heuven Properties, LLC

(TXR-1401) 1-7-04

Page 1 of 1