



Real Estate Table of Contents

| | |
|------|---|
| | |
| | Client Matters |
| 1.1 | Letter Declining Representation |
| 1.2 | Letter Releasing Representation |
| 1.3 | Letter to Current Client – Potential Conflict |
| 1.4 | Letter to Former Client – Potential Conflict |
| 1.5 | Letter to Members of Entity – Potential Conflict |
| 1.6 | Letter to Potential Client – Multiple Representation |
| 1.7 | Letter for Intermediary Representation |
| 1.8 | Letter Terminating Attorney.Client Relationship |
| 1.9 | Letter for Completion of Attorney.Client Relationship |
| | |
| | Deeds |
| 2.1 | Warranty Deed |
| 2.2 | Special Warranty Deed |
| 2.3 | Deed Without Warranty |
| 2.4 | Quitclaim Deed |
| 2.5 | Lady Bird General Warranty Deed |
| 2.6 | Revocation of Lady Bird Deed |
| 2.7 | Mineral Deed |
| 2.8 | Gift Deed |
| 2.9 | Life Estate.Remainder Interest Deed |
| 2.10 | Partition Deed |
| 2.11 | Owely of Partition Deed |
| 2.12 | Community Interest Special Warranty Deed |
| 2.13 | Boundary Line Agreement and Special Warranty Deed |
| 2.14 | Transfer on Death Deed |
| | |
| | Deeds of Trust / Liens |
| 3.1 | Deed of Trust . First Lien |
| 3.2 | Deed of Trust . Second Lien |
| 3.3 | Deed of Trust to Secure Assumption . First Lien |
| 3.4 | Deed of Trust to Secure Assumption . Second Lien |
| 3.5 | Wraparound Deed of Trust |
| 3.6 | Release of Lien |
| 3.7 | Release of Judgment Lien |
| 3.8 | Partial Release of Judgment Lien |
| 3.9 | Transfer of Note and Lien |
| 3.10 | Subordination of Lien |
| 3.11 | Lis Pendens |
| 3.12 | Release of Lis Pendens |
| 3.16 | Deed in Lieu of Foreclosure |
| | |
| | Notes |
| 4.1 | Promissory Note Secured by Real Estate . First Lien |

| | |
|------|--|
| 4.2 | Promissory Note Secured by Real Estate . Second Lien |
| 4.3 | Wraparound Promissory Note |
| 4.4 | Loan Guaranty . 1st Lien |
| 4.5 | Loan Guaranty . 2nd Lien |
| 4.6 | Modification and Extension of Note and Lien |
| | |
| | Affidavits and Declarations |
| 5.1 | Homestead Designation and Disclaimer Affidavit |
| 5.2 | Unsworn Declaration |
| 5.3 | Unsworn Declaration Jurat |
| 5.4 | Apostille |
| 5.5 | (Retired) . Affidavit of Heirship |
| 5.6 | Affidavit Identifying Person Authorized to Transfer Real Property |
| 5.7 | Affidavit of Identity |
| 5.8 | Homestead Affidavit As Release of Judgment Lien |
| | |
| | Notices and Disclosures |
| 6.1 | Asbestos Disclosure |
| 6.2 | Notice Regarding Insulation to New Home |
| 6.3 | Notice of Obligation to Pay Public Improvement District Assessment |
| 6.4 | Notice Regarding Possible Liability for Additional Taxes |
| 6.5 | Notice of Cancellation |
| 6.6 | Notice of Nonrepresentation |
| 6.7 | Notice Regarding Sale Subject to Recorded Lien |
| 6.8 | Notice of Water Level Fluctuations |
| 6.9 | Notice to Purchaser of Property in Annexed Water District |
| 6.10 | Notice to Purchaser of Property in Area of Transportation Project |
| 6.11 | Notice of Unimproved Property in Service Area of Utility Service Provider |
| 6.12 | Notice Regarding Possible Annexation |
| 6.13 | Utility District Notice |
| 6.14 | Notice to Cosigner |
| | |
| | Correction Instruments |
| 7.1 | Correction Instrument – Non.Material Change |
| 7.2 | Correction Instrument – Material Change |
| 7.3 | Motion for Judicial Review of Conveyance Instrument |
| 7.4 | Judicial Finding of Fact and Conclusion of Law Regarding Conveyance Instrument |
| | |
| | Sale Contracts (Based on TREC Forms) |
| 8.1 | One to Four Family Residential Contract (Resale) |
| 8.2 | New Home Contract (Completed Construction) |
| 8.3 | New Home Contract (Incomplete Construction) |
| 8.4 | Unimproved Property Contract |
| 8.5 | Farm and Ranch Contract |
| 8.6 | Residential Condominium Contract |
| 8.7 | Bill of Sale |
| 8.8 | Blanket Bill of Sale |
| | |
| | Authorization to Act |

| | |
|-------|---|
| 9.1 | Special Durable Power of Attorney for Sale of Real Estate |
| 9.2 | Special Durable Power of Attorney for Purchase of Real Estate |
| 9.3 | Certification of Trust |
| 9.4 | Corporate Borrowing Resolution |
| 9.5 | Consent Resolution |
| 9.6 | Certificate of Resolution |
| | |
| | TREC Contract Forms (PDF Forms) |
| 10.1 | TREC 20.16 One to Four Family Residential Contract (Resale) |
| 10.2 | TREC 24.17 New Home Contract (Completed Construction) |
| 10.3 | TREC 23.17 New Home Contract (Incomplete Construction) |
| 10.4 | TREC 25.14 Farm and Ranch Contract |
| 10.5 | TREC 9.15 Unimproved Property Contract |
| 10.6 | TREC 30.15 Residential Condominium Contract |
| | |
| | TREC Contract Addenda Forms (PDF Forms) |
| 11.1 | TREC OP.H Seller's Disclosure of Property Condition |
| 11.2 | TREC 40.7 Third Party Financing Addendum |
| 11.3 | TREC 26.7 Seller Financing Addendum |
| 11.4 | TREC 41.2 Loan Assumption Addendum |
| 11.5 | TREC 12.3 Addendum for Release of Liability on Assumed Loan.Restoration of VA |
| 11.6 | TREC OP.L Lead Based Paint Addendum |
| 11.7 | TREC 10.6 Addendum for Sale of Other Property by Buyer |
| 11.8 | TREC 11.7 Addendum for Backup Contract |
| 11.9 | TREC 15.5 Seller's Temporary Residential Lease |
| 11.10 | TREC 16.5 Buyer's Temporary Residential Lease |
| 11.11 | TREC 34.4 Addendum for Property Located Seaward of the Gulf Intracoastal.... |
| 11.12 | TREC 28.2 Environmental Assessment, Threatened or Endangered Species...Addendum |
| 11.13 | TREC 33.2 Addendum for Coastal Area Property |
| 11.14 | TREC 36.8 Addendum for Prop. Subject to Mandatory Membership in an Owner's..... |
| 11.15 | TREC 44.2 Addendum for Reservation of Oil, Gas and Other Minerals |
| 11.16 | TREC 47.0 Addendum for Property in a Propane Gas System Area |
| 11.17 | TREC OP.M Non.Realty Items Addendum |
| 11.18 | TREC OP.I Texas Real Estate Consumer Notice . Hazards or Deficiencies |
| 11.19 | TREC OP.C Notice to Prospective Buyer |
| 11.20 | TREC 45.2 Short Sale Addendum |
| 11.21 | TREC OP.N Reverse Mortgage Financing Addendum |
| 11.22 | TREC 39.8 Amendment to Contract |
| 11.23 | TREC 38.7 Notice of Buyer's Termination of Contract |
| | |
| | Closing |
| 12.1 | HUD.1 Settlement Statement (PDF Form) |
| 12.2 | HUD.1 Addendum Letter (PDF Form) (signature page) |
| 12.3 | HUD.1 (Blank PDF Form) |
| | |
| | Assignments |
| 13.1 | Assignment and Assumption of Lease |
| 13.2 | Assignment of Real Estate Sales Contract |
| 13.3 | Seller's Consent to Assignment |

| | |
|-------|--|
| | |
| | Agreements |
| 14.1 | Easement Agreement for Access |
| 14.2 | Escrow Agent Receipt and Escrow Agreement |
| 14.3 | Access and Due Diligence Agreement |
| 14.4 | Survivorship Agreement |
| 14.5 | Survivorship Agreement Community Property |
| 14.6 | Owely of Partition Agreement |
| 14.7 | Right of First Offer Refusal |
| 14.8 | Right of First Refusal Agreement |
| 14.9 | Security Agreement |
| 14.10 | Indemnity Agreement |
| | |
| | Miscellaneous |
| 15.1 | Assumed Name Certificate for Incorporated Business or Profession |
| 15.2 | Assumed Name Certificate for Unincorporated Business or Profession |
| 15.3 | Waiver of Consumer Rights |
| 15.4 | Transfer of Escrow Funds |
| 15.5 | Standby Letter of Credit |
| 15.6 | Sight Draft |
| 15.7 | Option to Purchase |
| 15.8 | Letter of Intent |
| 15.9 | Grantee's Acceptance of Deed |
| 15.10 | Property Owner's Notice of Protest |
| 15.11 | Demand Letter – Partition |