



Real Estate Table of Contents

	0. Intakes
0.1	Client Intake
	Printable Blank Client Intake
0.2	Supplemental Real Estate Intake
	Printable Blank Supplemental Real Estate Intake
	1. 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
1.12	Paymaster Service Agreement
	2. Deeds
2.1	Warranty Deed [With Optional Vendor's Lien]
2.2	Special Warranty Deed [With Optional Vendor's Lien]
2.3	Deed Without Warranty
2.4	Quitclaim
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
	3. 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	Partial Release of Lien
3.8	Release of Judgment Lien

3.9	Partial Release of Judgment Lien
3.10	Transfer of Note and Lien
3.11	Subordination of Lien
3.12	Lis Pendens
3.13	Release of Lis Pendens
3.16	Deed in Lieu of Foreclosure
	4. 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
	5. Affidavits and Declarations
5.1	Homestead Designation and Disclaimer Affidavit
5.2	Unsworn Declaration
5.3	Jurat (Notarized or Unsworn)
5.5	Affidavit of Heirship
5.6	Affidavit Identifying Person Authorized to Transfer Real Property
5.7	Affidavit of Identity
5.8	Affidavit of Marital Status
5.12	Homestead Affidavit as Release of Judgment Lien
5.14	Affidavit Regarding Conveyance to an Entity
5.15	Affidavit Shell
	6. 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	(Discontinued) Notice to Purchaser of Special Taxing or Assessment District
6.14	Notice to Cosigner
6.15	Notice of Right to Cancel (Refinancing)
	7. 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
	8. 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
8.9	Third Party Financing Addendum
	9. 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
	10. TREC Contract Forms (PDF Forms)
10.1	TREC 20-18 One to Four Family Residential Contract (Resale)
	Addendum to One to Four Family Residential Contract (Resale)
10.2	TREC 24-19 New Home Contract (Completed Construction)
	Addendum to New Home Contract (Completed Construction)
10.3	TREC 23-19 New Home Contract (Incomplete Construction)
	Addendum to New Home Contract (Incomplete Construction)
10.4	TREC 25-16 Farm and Ranch Contract
	Addendum to Farm and Ranch Contract
10.5	TREC 9-17 Unimproved Property Contract
	Addendum to Unimproved Property Contract
10.6	TREC 30-17 Residential Condominium Contract
	Addendum to Residential Condominium Contract
	11. TREC Contract Addenda Forms (PDF Forms)
11.1	TREC 55-0 Seller's Disclosure of Property Condition
11.2	TREC 40-11 Third Party Financing Addendum
11.3	TREC 26-8 Seller Financing Addendum
11.4	TREC 41-3 Loan Assumption Addendum
11.5	TREC 12-3 Addendum for Release of Liability on Assumed Loan-Restoration of VATREC
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 11-8 Addendum for Backup Contract
11.9	TREC 15-6 Seller's Temporary Residential Lease
11.10	TREC 16-6 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 36-10 Addendum for Prop. Subject to Mandatory Membership in an Owner's...
11.15	TREC 44-3 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 57-0 Notice to Prospective Buyer
11.20	TREC 45-2 Short Sale Addendum
11.22	TREC 39-10 Amendment to Contract
11.23	TREC 38-8 Notice of Buyer's Termination of Contract
11.24	TREC 51-1 Addendum Regarding Residential Leases
11.25	TREC 52-1 Addendum Regarding Fixture Leases
11.26	TREC RSC-4 Disclosure of Relationship With Contract Provider or Administrator
11.27	TREC 53-0 Addendum Containing Notice of Obligation to Pay Improvement District
11.28	TREC 59-0 Notice to Purchaser of Special Taxing or Assessment District
11.29	TREC 48-1 Addendum for Authorizing Hydrostatic Testing
11.30	TREC 49-1 Addendum Concerning Right to Terminate Due to Lender's Appraisal
11.31	TREC 60-0 Addendum for Section 1031 Exchange
	12. 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)
12.4	HUD-1A Settlement Statement (PDF Form)
12.8	Closing Disclosure
	13. Assignments
13.1	Assignment and Assumption of Lease
13.2	Assignment of Real Estate Sales Contract
13.3	Seller's Consent to Assignment
	14. Agreements
14.1	Easement Agreement for Access
14.2	Easement Agreement for Reciprocal Access
14.3	Easement Agreement for Utilities
14.4	Easement in Gross Agreement
14.5	Escrow Agent Receipt and Escrow Agreement
14.6	Access and Due Diligence Agreement
14.7	Survivorship Agreement
14.8	Survivorship Agreement Community Property
14.9	Owerty of Partition Agreement
14.10	Right of First Offer Refusal
14.11	Right of First Refusal Agreement
14.12	Security Agreement
14.13	Indemnity Agreement
14.14	Certificate of Management, Control and Disposition
	15. 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 - Counties Greater Than 120,000
15.11	Property Owner's Notice of Protest - Counties Less Than 120,000
15.12	Demand Letter – Partition
15.13	Notice of Encroachment and Demand
15.14	Affidavit or Declaration Regarding Translation of Document
15.15	Complaint to Remove Person Occupying Dwelling Without Owner's Consent
	16. Action on Fraudulent Conveyance (effective Sept. 1, 2025)
16.1	Owner's Affidavit Regarding Purported Conveyance of Title or Interest
16.2	Letter - Notice of Filing Affidavit Re Purported Conveyance of Title or Interest
16.3	Certificate of Mailing - Owner's Affidavit Re Purported Conveyance
16.4	Petition for Judicial Review of Document Purporting to Convey Title or Interest
16.5	Finding of Fact and Conclusion of Law - Petition for Judicial Review of Document
	17. Memoranda
17.1	Unilateral Memorandum of Contract -- Purchase
17.2	Unilateral Memorandum of Contract -- Option
17.3	Unilateral Memorandum of Contract -- Right of First Refusal
17.4	Notice of Filing of Unilateral Memorandum of Contract
17.5	Certificate of Mailing of Notice of Filed Unilateral Memorandum of Contract
17.6	Affidavit for Release of Unilateral Memorandum of Contract
17.7	Notice of Filing of Affidavit of Release of Unilateral Memorandum of Contract
17.8	Certificate of Mailing of Release of Unilateral Memorandum of Contract
17.9	Affidavit Contradicting the Affidavit for Release of Unilateral Memo