



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

©Texas Association of REALTORS®, Inc. 2004

CONCERNING THE PROPERTY AT _____

Sample lease
Sample lease, TX 12345

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

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

Sample Lease

Signature of Owner

Date

Sample Lease