

Thompsonville Oaks Subdivision

Seller Disclosure Addendum

Water: The buyer is aware that each lot will require a water well at the buyer's expense. If a lot fronts along the county road (not private road), Gonzales County Water Supply does have a line in place but there is no guarantee there is capacity on the line for an additional meter.

Electric: The buyer is aware that the seller/developer had Guadalupe Valley Electric extended the electric line through the development so electric service is available to lots within the Thompsonville Oaks Subdivision. The buyer is aware they will be responsible for setting a meter and or any line extension that may be required to provide electric service to their specific parcel.

Septic: The buyer is aware that rural sewer service is not available as this development is not within the city limits so a permitted septic system will be required. All septic permits must be obtained through Gonzales County.

Kristine Schmidt (Owner's wife) is the Real Estate Broker for HKS Realty, LLC DBA Schmidt Ranches & Realty – License #549166

At the time of closing \$3,000.00 will be applied as a credit to the seller for the reimbursement of closing expenses and future loan servicing fees. If the closing occurs other than the 1st of the month, the buyer will be responsible for bringing the prorated interest for the remainder of the month at the time of closing. Since all payments are due on the 1st of every month, the prorated interest will allow all payments to remain the same for the life of the loan.

Buyer's initials: _____

Seller's initials: _____
