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MEMO
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MEMORANDUM OF CONTRACT

RP-2024-147902
04/25/2024 RP1 \$29.00

Be the world hereby apprised that, I/we, **Sandra Nicely Falconer and Remus Nembhard (Optionors)** have granted ^{2EE} to **Amroc Homes, LLC (Optionee)** an exclusive option to purchase the following legally described property:

LT 3 BLK 6, Northcliffe Manor Sec 1, City of Houston, (Property Legal Description), City of Houston in Harris County, Texas and more commonly known as 3611 Lancaster Walk Dr (Street Address), Houston, TX 77066. D

Anyone dealing in and with the subject property should contact Optionee at **713-875-0205 and/or 527 W. 30th St Houston, TX 77018**, regarding the terms of option to purchase and the parties respective rights thereunder.

IN WITNESS WHEREOF, the Optionee has made this statement on 4/25, 2024.



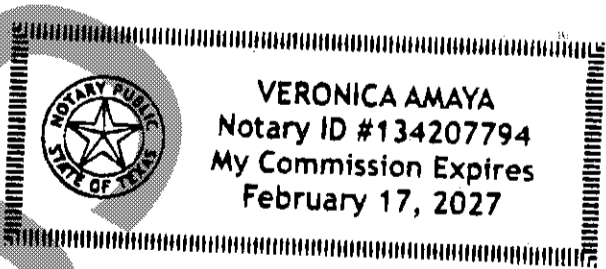
(Buyer)

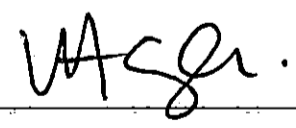
Amroc Homes, LLC
Alex Velasco – Managing Member

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THE STATE OF TEXAS
COUNTY OF HARRIS

This document was acknowledged before me by Alex Velasco on 25th day of April, 2024.





Notary Public, State of Texas

✓ AFTER RECORDING RETURN TO:
Amroc Homes, LLC
527 W 30th St
Houston, TX 77018

COPY

RP-2024-147902

Exhibit

11-07-2022



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions



1. PARTIES: The parties to this contract are Sandra Nicely Falconer and Remus Nembhard (Seller) and Amroc Homes, LLC (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: The land, improvements and accessories are collectively referred to as the Property (Property).

A. LAND: Lot 3 Block 6, Northcliffe Manor Sec 1 Addition, City of Houston, County of Harris, Texas, known as 3611 Lancaster Walk Dr 77066 (address/zip code), or as described on attached exhibit.

B. IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.

C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.

D. EXCLUSIONS: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession:

E. RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing \$ 152,000. The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.

B. Sum of all financing described in the attached: Third Party Financing Addendum, Loan Assumption Addendum, Seller Financing Addendum \$ 0

C. Sales Price (Sum of A and B) \$ 152,000

4. LEASES: Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property. (Check all applicable boxes)

A. RESIDENTIAL LEASES: The Property is subject to one or more residential leases and the Addendum Regarding Residential Leases is attached to this contract.

B. FIXTURE LEASES: Fixtures on the Property are subject to one or more fixture leases (for example, solar panels, propane tanks, water softener, security system) and the Addendum Regarding Fixture Leases is attached to this contract.

C. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party.

(1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.

(2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

Initialed for identification by Buyer and Seller

TREC NO. 20-17

FILED FOR RECORD

10:23:51 AM

Thursday, April 25, 2024

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Thursday, April 25, 2024

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



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UNOFFICIAL COPY