

# Sunterra Estates

*HycapPro.com*  
HycapPro.com

Presented by - *HycapPro Real Estate Team*

- *Proudly a part of Spirit Real Estate Group, LLC a Texas brokerage, License 9003398*



- *Presented by: JANET CLEMENT - Phone: 956-520-2318*
- *Janet is a Texas real estate sales agent License # 756801*

*Enhance your investment Portfolio      Fourplex's on E Israel Ave Alton TX*

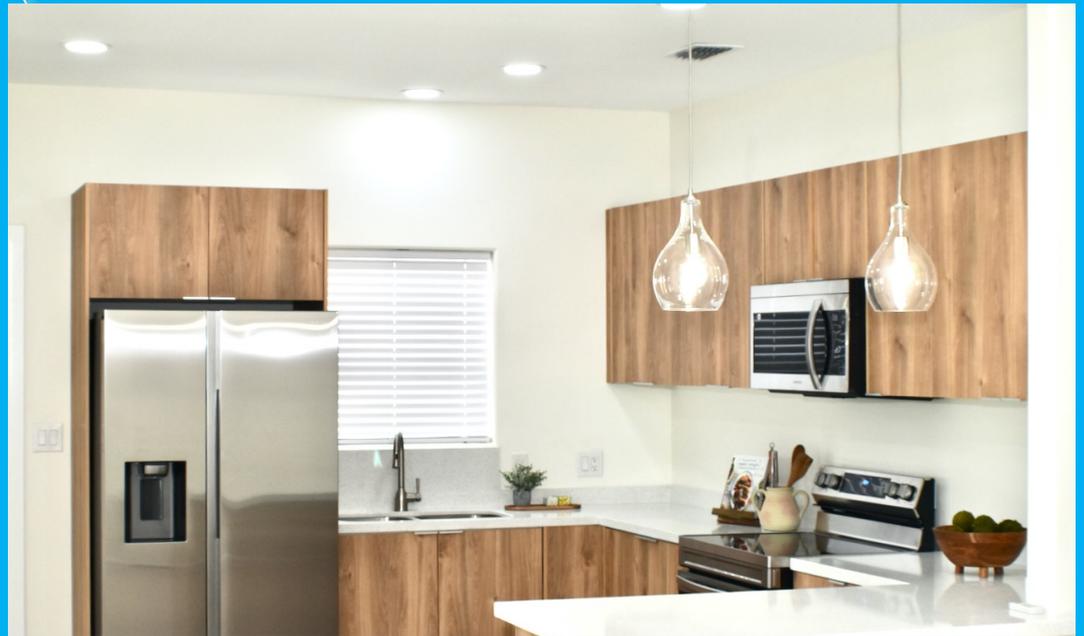
# Presenting:

Newly completed  
FULLY Leased

In a master planned  
community –

With enduring style  
Outstanding quality  
And family living in mind

*The goal:  
attract and retain great tenants*



# *Designed for the Future using enduring, quality materials*

- Built to look good for generations*
- zero maintenance brick and stone*



*Plus, very low maintenance walkways*

## Fully Landscaped lots

*With Mature trees  
And Lawn...*

*Not only does this soften  
The view, but it's  
attractive, and adds  
Value to the property*





*Pasture and Lake views*

*- make Sunterra Estates a soothing location to live*

# *Gourmet Kitchen:*

## *Kitchen Features Samsung appliances*

Bright beautiful cabinets

Stainless Steel Kitchen appliances



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Kitchen appliances include

- Stove/oven
- Microwave
- Refrigerator

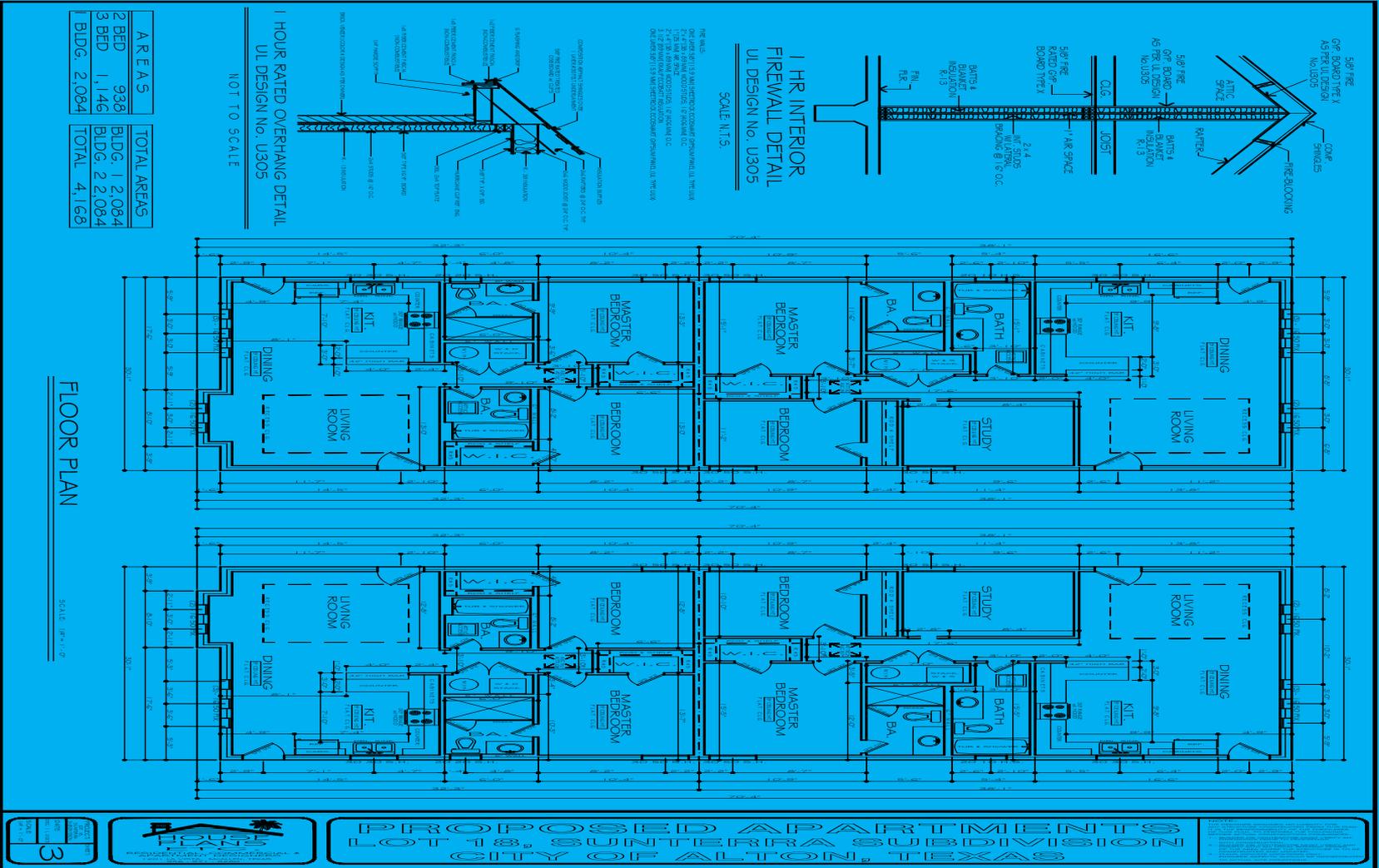
# *Gourmet Kitchen cont:*



# *Outstanding flow from Kitchen to the Urban – Open plan living area*



# Floor Plan – Well utilized space



# — Hallway —

*Access to Guest  
bathroom,  
Laundry, and  
bedrooms:*



# Laundry room:

Featuring Samsung!

Imagine how your tenants will feel when they open the laundry room door and not only are there a Samsung W/D Combo – but even their first Detergent packs!



# *First/Guest Bathroom Off Hallway:*

- *Guest/2<sup>nd</sup> Bathroom*
- *Beautiful Tile*
- *Functional Cabinets*
- *Great Lighting*



# *First bedroom:*

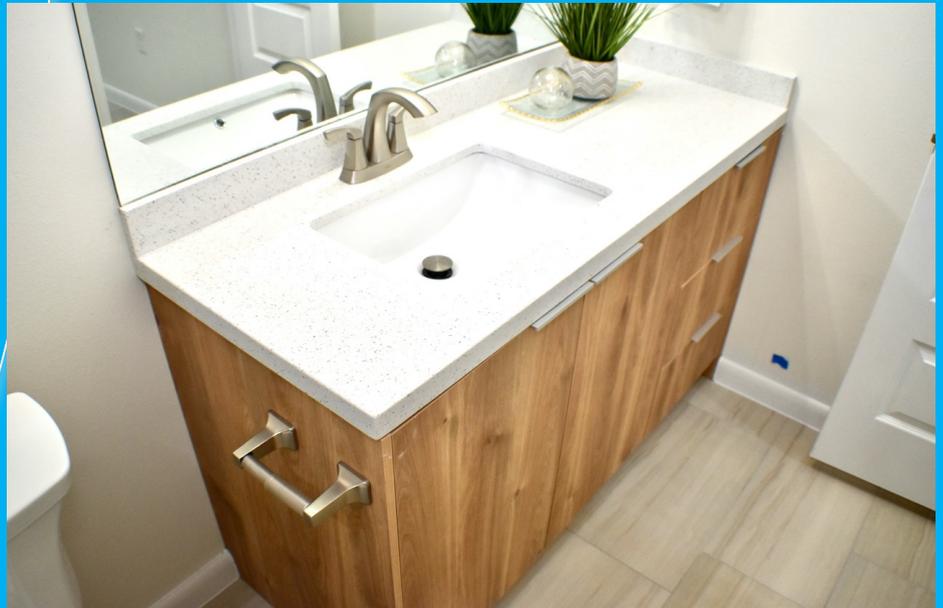
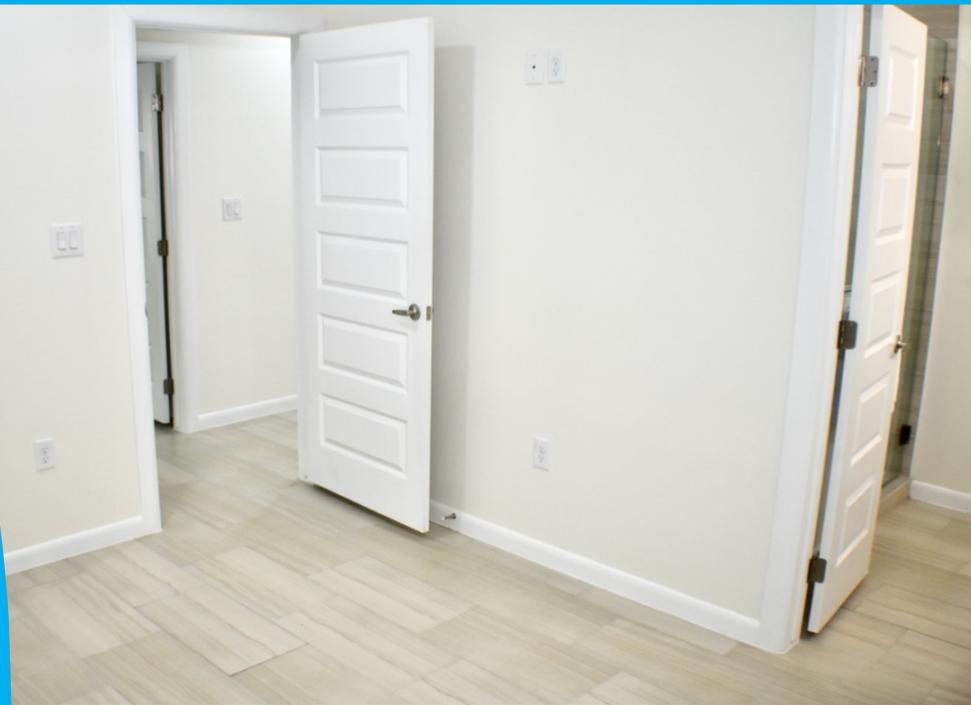
*(and second for 3 Bedroom units)*

- *Overhead lighting*
- *Ceiling Fan*
- *Large closet*



# Master Bedroom

- *Ceiling Fan*
- *With Private (Ensuite) with shower*
- *Walk-in Closet*



*Beautiful Master Shower:*



Parents  
Move  
And  
Stay  
Here  
For the  
Great  
Schools!

Texas > Mission > Sharyland Independent School District

# Sharyland Independent School District

[13 Schools](#) • 9,765 Students • Grades PK, K-12 • [Website](#) • (956) 580-5200 • 1200 North Shary Road, Mission, TX 7857

## Schools

### RATINGS

District Summary Ratings

Top Rated Schools

College Success Award

### ACADEMICS

District Student Progress

Academics

Advanced Courses

### STUDENT LIFE

Student Demographics

Teachers & Staff

District Calendar

District Finances

Reviews

Nearby homes for sale

8

Preschools

8

Elementary  
Schools

2

Middle  
Schools

3

High  
Schools

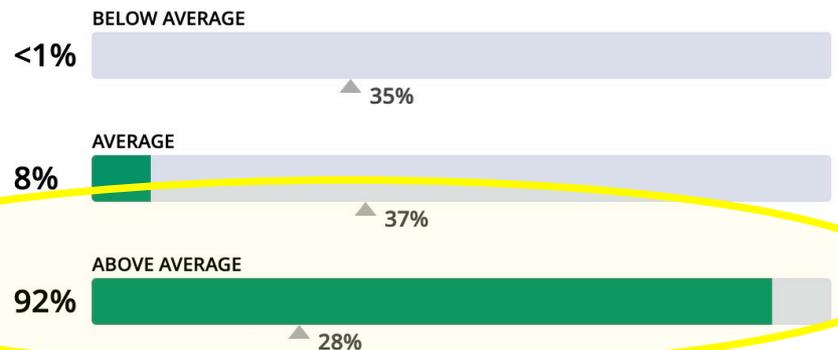
13

Total  
Schools

### RATINGS

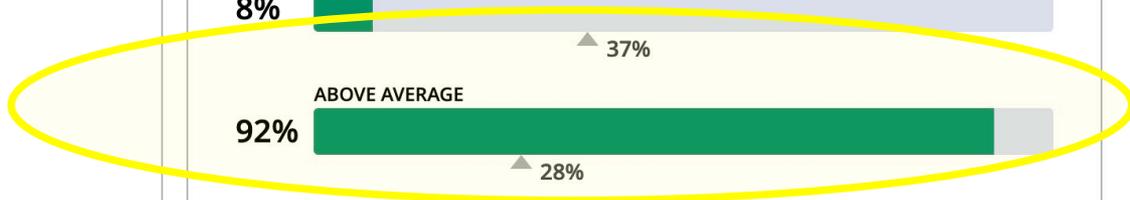
## District Summary Ratings ?

A larger number of schools in this district are rated **above average** in school quality.



▲ State Avg.

Sources



*College prep is  
on the road  
To Success!*

*Parents want  
their children  
To succeed!*

## RATINGS

# College Success Award



These are some of the best public high schools in Sharyland Independent School District at preparing students for success in college. The [College Success Award](#) recognizes schools that do an exemplary job getting students to enroll in and stick with college, including those that excel at serving students from low-income families.

9/10

### Sharyland Advanced Academic Academy

**College Success Awards:** 2022, 2021

★ 0 (0 Reviews) | Public, 9-12 | 435 students

Homes nearby

7/10

### Sharyland High School

**College Success Awards:** 2022, 2021, 2020, 2019

★ 2.5 (10 Reviews) | Public, 9-12 | 1,525 students

Homes nearby

6/10

### Sharyland Pioneer High School

**College Success Awards:** 2022, 2020

★ 0 (0 Reviews) | Public, 9-12 | 1,516 students

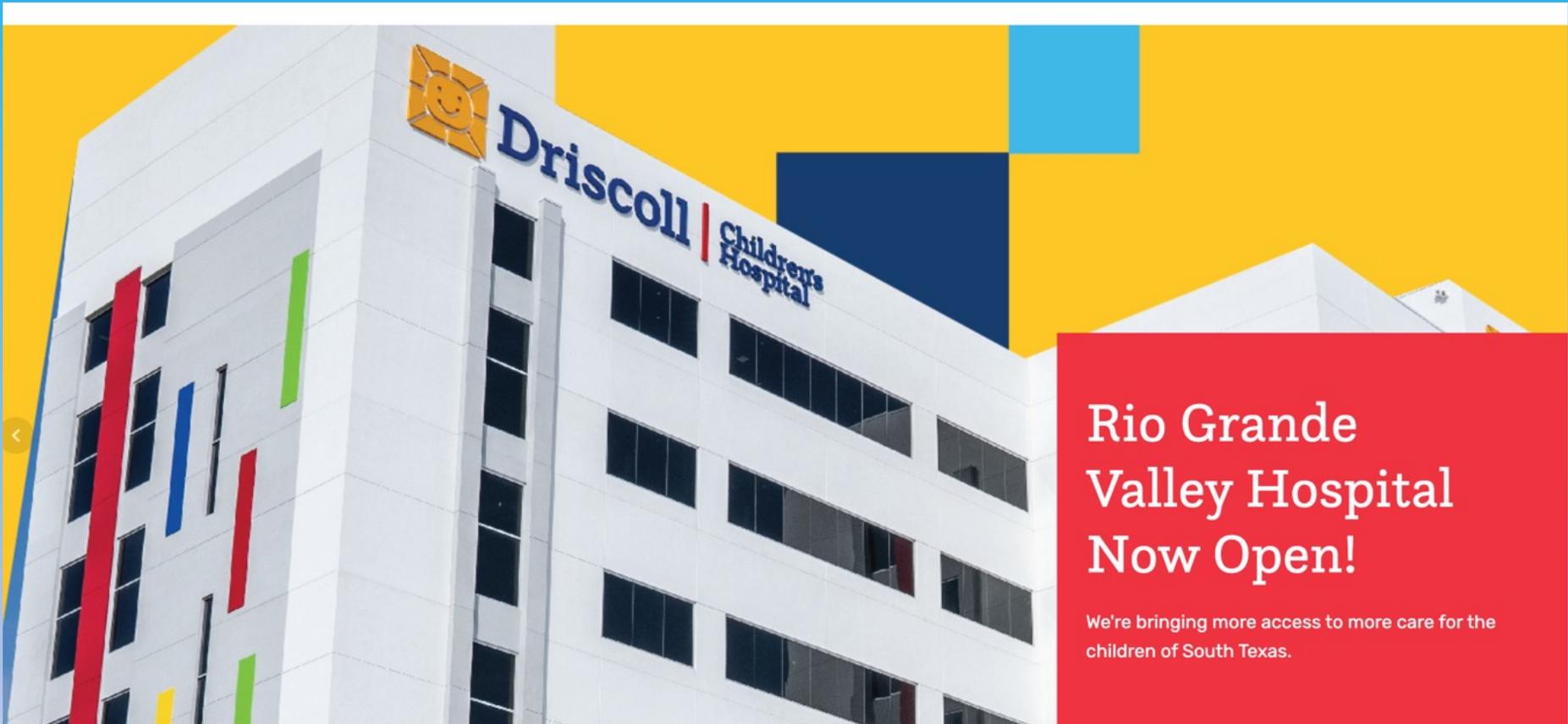
Homes nearby

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[See All Winning Schools](#)

# *Brand New Children's Hospital - Open and staffing up!!*

6 Miles from Sunterra Estates – We have the schools working parents want for their Children, and the jobs they need are close by!!



**Rio Grande  
Valley Hospital  
Now Open!**

We're bringing more access to more care for the children of South Texas.

# Alton Tx Proximity -

- McAllen International Airport 12 miles – 20min
- CVS Pharmacy .3 miles – 2 minutes
- Alton Elementary School .4 miles – 2 minutes
- SAM's Club– 6.6 miles
- Super Walmart – 2.4 miles 6 min
- Driscoll Children's Hospital – 6 Miles
- University of Texas 9 Miles
- La PLAZA MALL – 12 miles



# Alton, Texas – a 15 Minute Commute From This Metro Area

Sunterra Estates - fourplex community is located in the Largest Metropolitan Statistical Area (MSA) in Texas.

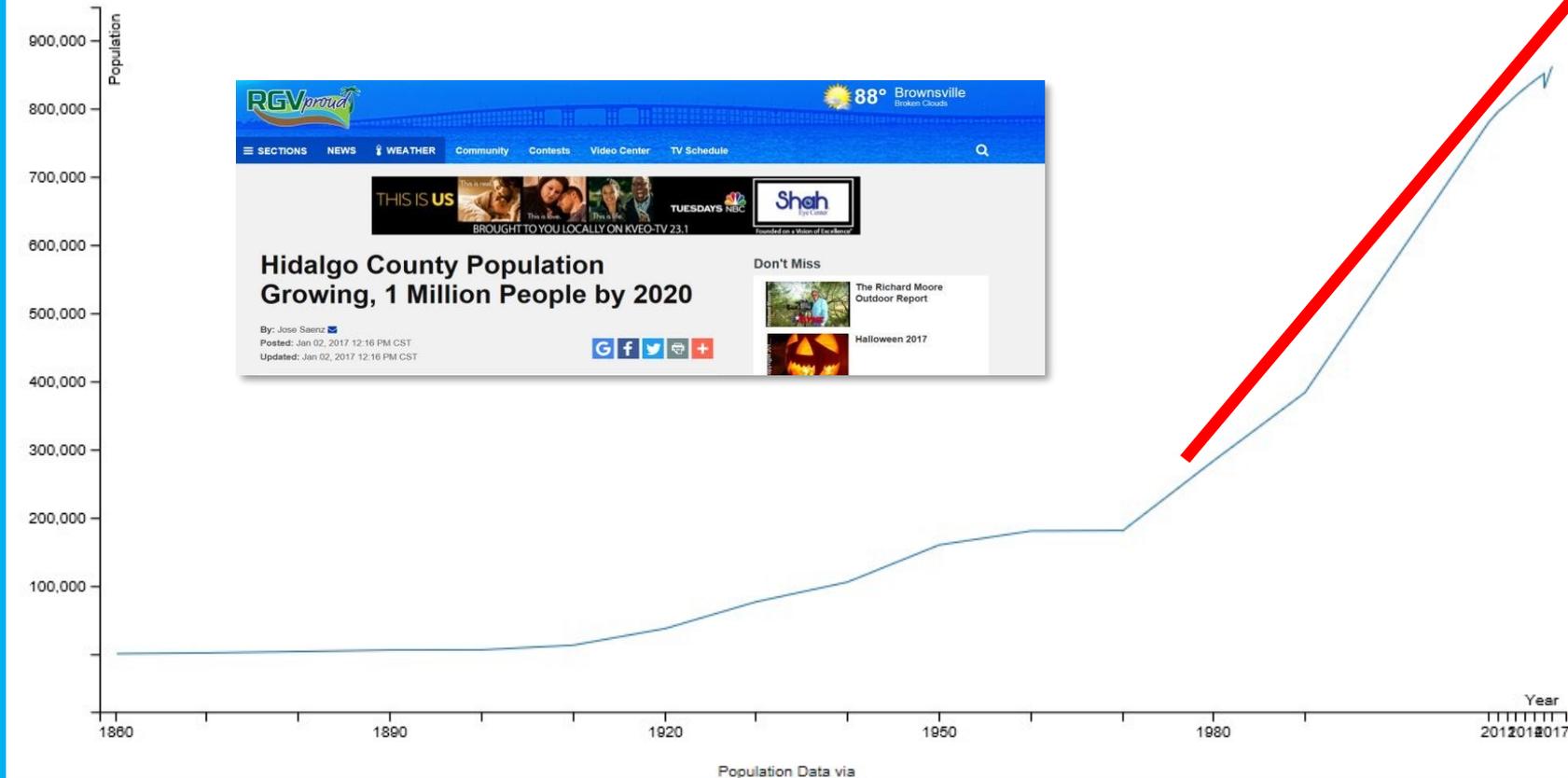
McAllen-Edinburg-Mission MSA. This MSA includes Alton, Edinburg, and all of Hidalgo County. It is growing faster than 95% of the other counties in the state. We wanted to set up our community in an area of explosive population growth to ensure demand for decades to come.

|    | Geography  | Population Estimate (as of July 1) |           |           |           |           |           |
|----|--|------------------------------------|-----------|-----------|-----------|-----------|-----------|
|    |  | 2010                               | 2011      | 2012      | 2013      | 2014      | 2015      |
| 1  | Dallas-Fort Worth-Arlington, TX Metro Area       | 6,452,614                          | 6,574,298 | 6,709,559 | 6,822,353 | 6,958,092 | 7,102,796 |
| 2  | Houston-The Woodlands-Sugar Land, TX Metro Area  | 5,948,253                          | 6,059,752 | 6,185,988 | 6,332,710 | 6,497,864 | 6,656,947 |
| 3  | San Antonio-New Braunfels, TX Metro Area         | 2,153,215                          | 2,194,579 | 2,238,578 | 2,283,485 | 2,332,790 | 2,384,075 |
| 4  | Austin-Round Rock, TX Metro Area                 | 1,727,627                          | 1,781,409 | 1,835,298 | 1,884,439 | 1,943,465 | 2,000,860 |
| 5  | McAllen-Edinburg-Mission, TX Metro Area          | 779,143                            | 795,272   | 807,776   | 819,173   | 831,561   | 842,304   |
| 6  | El Paso, TX Metro Area                           | 807,102                            | 823,426   | 835,201   | 835,769   | 838,756   | 838,972   |
| 7  | Corpus Christi, TX Metro Area                    | 427,997                            | 431,018   | 436,958   | 443,362   | 448,351   | 452,422   |
| 8  | Killeen-Temple, TX Metro Area                    | 408,337                            | 412,674   | 420,073   | 423,021   | 425,143   | 431,032   |
| 9  | Brownsville-Harlingen, TX Metro Area             | 407,626                            | 413,130   | 415,977   | 418,071   | 420,400   | 422,156   |
| 10 | Beaumont-Port Arthur, TX Metro Area              | 403,701                            | 405,204   | 403,778   | 405,433   | 405,644   | 408,419   |
|    | Source: U.S. Census Bureau, Population Division. |                                    |           |           |           |           |           |

<https://riograndeguardian.com/mcallen-edinburg-mission-now-5th-largest-msa-in-texas/>

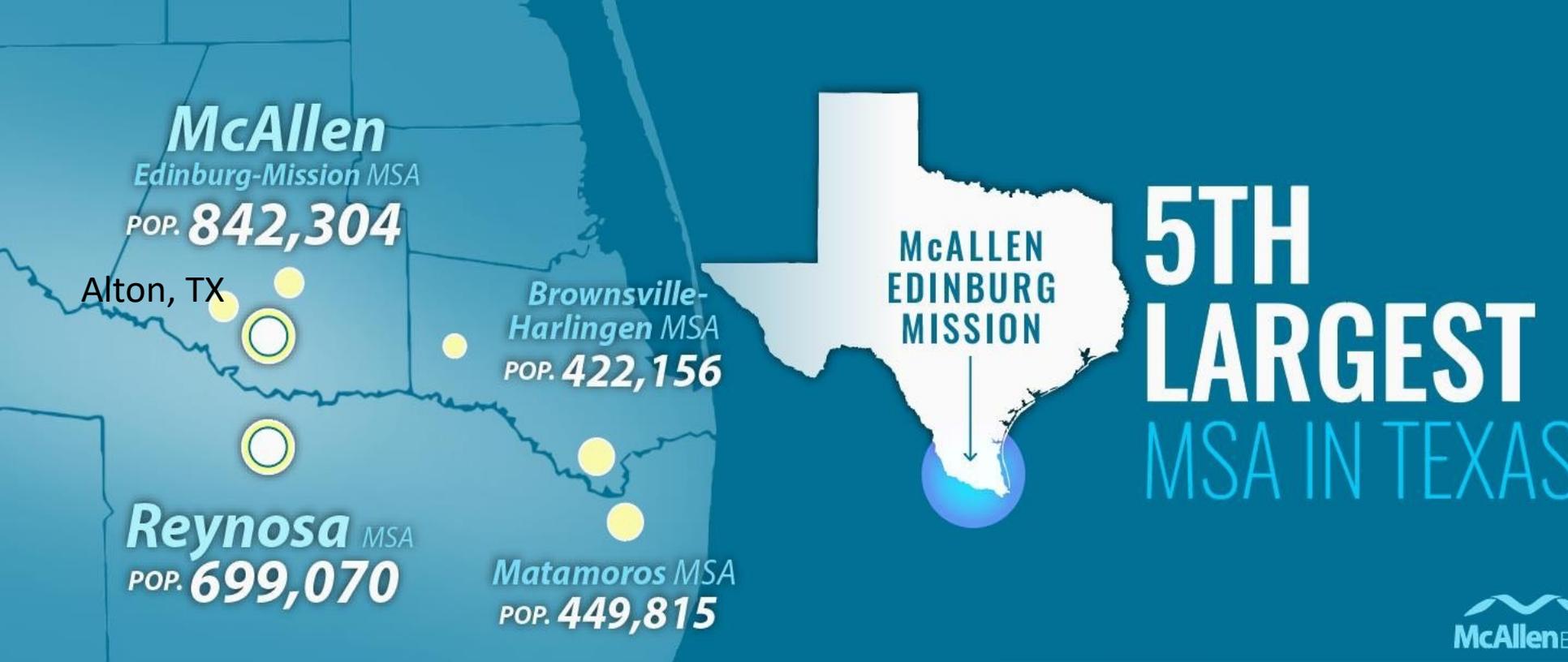
# Projected population Growth: MSA Hidalgo County, TX

## Hidalgo County, Texas Population Growth

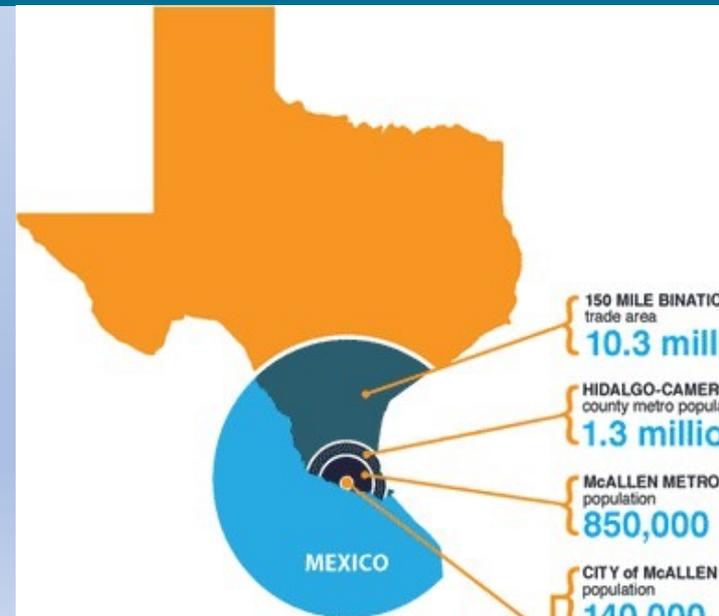


The screenshot shows a news article from RGVProud.com. The headline is "Hidalgo County Population Growing, 1 Million People by 2020". The article is by Jose Saenz, posted on Jan 02, 2017, and updated on Jan 02, 2017. The article includes social media sharing icons for Google+, Facebook, Twitter, YouTube, and a plus sign for more options. There are also "Don't Miss" recommendations for "The Richard Moore Outdoor Report" and "Halloween 2017". The page also features a weather widget for Brownsville, TX, showing 88 degrees and a search bar.

Source: <http://worldpopulationreview.com/us-counties/tx/hidalgo-county-population/>



The MSA is home to the McAllen Foreign Trade Zone #12, which houses about 410 companies from 42 countries and facilitated more than \$30 billion in border trade during 2015 (McAllen Foreign Trade Zone Board; most recent data available). La Plaza shopping mall in McAllen, owned by Simon Malls, reports \$400M in annual sales – much of it to cross border shoppers. There is over \$3B in retail sales on an annual basis in the MSA. With its numerous for-profit medical facilities and hospitals, the MSA is the first choice for health care for wealthy Mexicans – among



# WORLD CLASS MEDICAL CENTERS



# TOP RATED COLLEGES AND UNIVERSITIES

## The Best 10 Colleges & Universities in Hidalgo County, TX

Businesses > Education > Colleges & Universities

S SS SSS SSSS 🕒 Open Now ⚙️ All Filters

 **1. The University of Texas Pan American**  
 1201 W University Dr  
 Edinburg, TX 78539  
 (866) 441-8872  
 ★★★★★ 2 reviews  
 Colleges & Universities

 I attended and earned two master's degrees from the University of Texas Pan American. It is a good university with the potential to be a great university with the merger between it... [read more](#)

 **2. South Texas College**  
 3201 Pecan Blvd  
 Mcallen, TX 78501  
 (956) 872-8311  
 ★★★★★ 3 reviews  
 Colleges & Universities

 I earned my Bachelor's degree from STC. I furthered my education at Texas State and earned my master's. I have nothing but positive remarks for STC. HOWEVER, with the greatest level... [read more](#)

 **3. U T Health Science Center**  
 1214 W Schunior St  
 Edinburg, TX 78541  
 (956) 287-2990  
 Colleges & Universities

 **4. University of Texas Rio Grande Valley**  
 1201 W University Dr  
 Edinburg, TX 78539  
 (956) 381-2999  
 ★★★★★ 1 review  
 Colleges & Universities

 There's a lot to be said about this school, so I'm just not going to do it. Instead, since it's Yelp, I'm gonna focus on the food options on campus (which are so so, but expected)... [read more](#)

 **5. The College of Health Care Professions**  
 1917 Nolana Ave  
 McAllen, TX 78504  
 (956) 800-1500  
 Colleges & Universities

 **6. Texas A&M RPSC**  
 5237 N 23rd St  
 McAllen, TX 78504  
 (956) 683-8647  
 Colleges & Universities

 **7. Texas A&M University**  
 Mi 3 & Mi 7 3-4 West N  
 Weslaco, TX 78596  
 (956) 968-2132  
 Colleges & Universities

 **8. Texas A & M University**  
 780 S 7th St  
 Raymondville, TX 78580  
 (956) 689-1056  
 Colleges & Universities



**9. Southern Careers Institute - Pharr**  
 Vocational & Technical School, Colleges & Universities

1500 N Jackson Rd  
 Pharr, TX 78577  
 (844) 783-6569



**19. Nuevo Laredo City College**  
 Colleges & Universities

Tiburcio Garza Zamora 1700  
 88640 Reynosa, Tamaulipas  
 Mexico  
 899 262 3305



**10. South Texas College**  
 Colleges & Universities, Vocational & Technical School

1101 E Vermont  
 McAllen, TX 78503  
 (956) 872-3100



**20. Universidad del Atlántico**  
 Educational Services, Colleges & Universities

Ave. Dra Jose Zertuche Ibarra 100  
 88620 Reynosa, Tamaulipas  
 Mexico  
 899 924 2277



**11. Edinburg Teachers Credit Union**  
 Banks & Credit Unions, Colleges & Universities

900 W University Dr  
 Edinburg, TX 78539  
 (956) 381-3511



**21. Extension Service-A & M University of Texas**  
 Colleges & Universities

2401 E US Highway 83  
 Weslaco, TX 78596  
 (956) 968-5581



**12. UTPA**  
 Colleges & Universities

2412 S US Highway 281  
 Edinburg, TX 78539  
 (956) 292-7566



**22. Universidad México Americana del Norte**  
 Colleges & Universities

Guerrero 1317  
 88560 Reynosa, Tamaulipas  
 Mexico



**13. Texas A&M Health Science Center**  
 School of Public Health  
 Colleges & Universities

2101 S McColl Rd  
 McAllen, TX 78503  
 (956) 668-6300



**23. Universidad Interamericana del Norte**  
 Colleges & Universities

Calle Nicolas Bravo 810  
 Reynosa, Tamaulipas  
 Mexico



**14. Career Tech Institute**  
 Colleges & Universities

2715 Cornerstone Blvd  
 Edinburg, TX 78539  
 (956) 631-4582



**24. Centro de Estudios de Reynosa**  
 Colleges & Universities

16 de Septiembre 845  
 88500 Reynosa, Tamaulipas  
 Mexico  
 899 922 8656



**15. University Outreach Center**  
 Colleges & Universities

504 N 10th St  
 McAllen, TX 78501  
 (956) 686-2161



**25. Universidad Tamaulipeca**  
 Colleges & Universities

Juarez 1120 Centro  
 88630 Reynosa, Tamaulipas  
 Mexico  
 899 922 2203



**16. The University of Texas Rio Grande Valley**  
 ★★★★★ 3 reviews  
 Colleges & Universities

80 Fort Brown  
 Brownsville, TX 78520  
 (956) 504-6862



**26. South Texas School For Health Professions Med High**  
 Colleges & Universities

700 Med High Dr  
 Mercedes, TX 78570  
 (956) 565-2237



El Gran Salon has a beautiful has a modern with a little of a rustic appeal. It's spacious and perfect any special occasion. [read more](#)



**17. South Texas Community College**  
 Colleges & Universities

400 N Border Ave  
 Weslaco, TX 78596  
 (956) 447-6600



**27. Texas State Technical College Harlingen**  
 ★★★★★ 1 review  
 Colleges & Universities

1902 Loop 499 N  
 Harlingen, TX 78550  
 (956) 364-4000



The customer service you receive in the business office can definitely be hit or miss, mostly miss. Whether it's the financial aid people or the cashiers or even the admissions reps... [read more](#)



**18. Garza Reynaldo G School of Law**  
 Colleges & Universities

1605 E Expressway 83  
 Mission, TX 78572  
 (956) 424-1988



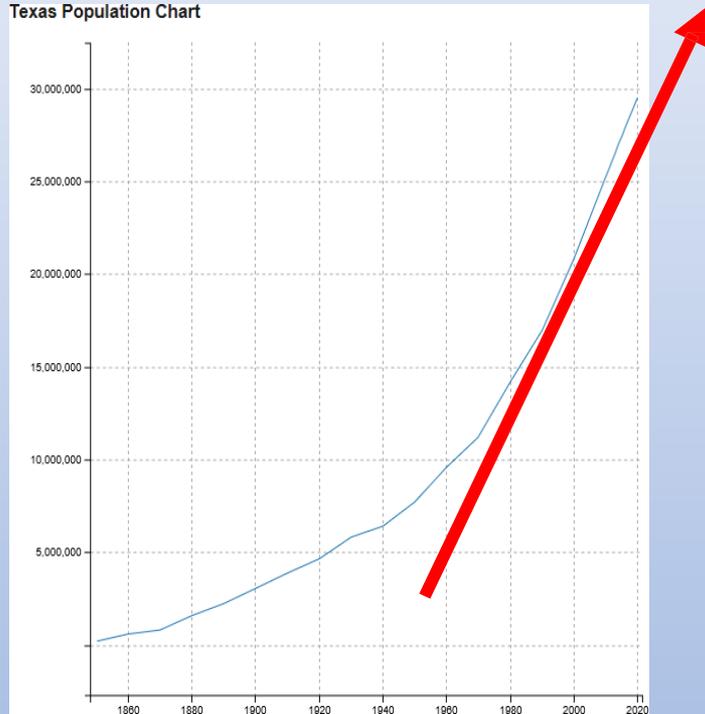
**28. Texas A&M University**  
 Colleges & Universities

Simon Gomez Ave  
 Lyford, TX 78569  
 (956) 347-2235

# THE STATE OF TEXAS

Texas is the #2 most populated state in the U.S. with an economy larger than Australia and South Korea. Population growth is not distributed equally. Ten counties are experiencing a disproportionate share of the growth, Hidalgo County being one of them.

Texas Population Chart



| Rank | State        | 2019 Population ▼ | 2019 Growth | % of US | ☰ |
|------|--------------|-------------------|-------------|---------|---|
| 1    | California   | 39,776,830        | 0.61%       | 12.13%  |   |
| 2    | Texas        | 28,704,330        | 1.41%       | 8.75%   |   |
| 3    | Florida      | 21,312,211        | 1.56%       | 6.50%   |   |
| 4    | New York     | 19,862,512        | 0.07%       | 6.06%   |   |
| 5    | Pennsylvania | 12,823,989        | 0.14%       | 3.91%   |   |

## Features:

2 units - 2 Bedrooms, 2 Bathrooms – 938 Sft.

- 2 units - 3 Bedrooms, 2 Bathrooms – 1,146 Sft.
- 4168 Sf total
- Lot Size – 11,512 SF
- ~ Your Tenants WILL NOTICE the Quality ~
  - Samsung Stainless Steel Stove
  - Samsung Microwave
  - Samsung Refrigerator w/Water-Ice
  - SAMSUNG Front Loading Washer/Dryer
- Covered Parking
- Master Bedrooms include:
  - Walk-in closet
  - Separate (Private Ensuite) Shower

# Fourplex Asking price: \$515,000 –

All prices listed on Hycapro.com, and in all communications, offering memorandums, Sales Decks, etc. represent an estimated sale price for these properties (AKA: Owner/sellers asking price). It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

- Real estate is a 'really big' deal for any of us - Always seek the advice of your CPA, attorney, licensed appraiser, and a licensed real estate inspector

*With tenants in place, and an estimated 8.02% Cap rate  
 These units have an outstanding Proforma\*:*

| * ESTIMATES ONLY - TALK TO YOUR BANKER AND ACCOUNTANT FOR SPECIFICS                   | 1 4PLEX (FOR REFERENCE)   |                           |
|---|---------------------------|---------------------------|
| PURCHASE PRICE  | \$                        | 515,000.00                |
| DOWN PAYMENT 25%  | \$                        | 128,750.00                |
| AMOUNT FINANCED 75%   | \$                        | 386,250.00                |
| CLOSING COST ESTIMATE 2%(not including prepaids)                                      | \$                        | 10,300.00                 |
| <b>TOTAL CASH INVESTED</b>  | <b>\$</b>                 | <b>139,050.00</b>         |
| <b>INCOME</b>   | <b>1 FOURPLEX MONTHLY</b> | <b>1 FOURPLEX ANUALLY</b> |
| <b>RENT 2 bed/2 ba \$1200 front units and 3 bed/2 ba \$1300 back units</b>            | \$ 5,000.00               | \$ 60,000.00              |
| <b>EXPENSES</b>   | <b>1 FOURPLEX</b>         | <b>1 4PLEX ANNUALLY</b>   |
| Est. HOA FEES   | \$ 41.66                  | \$ 500.00                 |
| Est. HOMEOWNERS INSURANCE   | \$ 200.00                 | \$ 2,400.00               |
| Est. PROPERTY TAX   | \$ 916.66                 | \$ 11,000.00              |
| Est. Water/Elec/Trash/Yard Service/pest (Common area only-tenants pay their own elec) | \$ 398.00                 | \$ 4,776.00               |
| <b>TOTAL EXPENSES</b>   | <b>\$ 1,556.32</b>        | <b>\$ 18,676.00</b>       |
| <b>NET OPERATING INCOME</b>   | <b>\$ 3,443.68</b>        | <b>\$ 41,324.00</b>       |
| <b>CAP RATE</b>   | <b>8.02%</b>              |                           |

*\* DISCLAIMER, AND DISCLOSURE: This presentation is for informative and discussion purposes only. All interested parties must do their own due diligence and rely on their own projections.*

*\*\* All estimates and projections are Pro Forma projections for YEAR 1 only, actual results may be more or less favorable than the projections. In future years, rents and expenses may be higher or lower than the estimates shown here in. Availability and pricing subject to change at any time, without notice. There is no Guaranty of Any return Or cap rate. Buyers assume all risks and rewards of property ownership. Not intended as a solicitation in jurisdictions where prior registration is required. Equal opportunity housing. Not responsible for errors, buyers to verify all figures prior to purchase. Information and calculations are deemed reliable but not guaranteed. There is no obligation to use the current property management company. Prices are set by the seller and may change without notice.*

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- *Presented by: JANET CLEMENT*
  - Texas real estate sales agent Lic # 756801
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- 956-520-2318
- or Email: *janet@HyCapPro.com*

*HyCapPro.com*

*janet@hycappro.com*





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |             |   |                |
|---|-------------|---|----------------|
| Spirit Real Estate Group, LLC   | 9003398     | spirit@gmail.com  | (214) 396-3888 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name                  | License No. | Email   | Phone          |
| Bryan Keith Bjerke  | 562021      | spirit@gmail.com  | (214) 396-3888 |
| Designated Broker of Firm   | License No. | Email   | Phone          |
| Bryan Keith Bjerke  | 562021      | spirit@gmail.com  | (214) 396-3888 |
| Licensed Supervisor of Sales Agent/ Associate                                       | License No. | Email   | Phone          |
| Janet Anne Clement  | 756801      | janet@hycappro.com  | (956) 520-2318 |
| Sales Agent/Associate's Name  | License No. | Email   | Phone          |
| <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> |             | <input type="text"/>  |                |
| Buyer/Tenant/Seller/Landlord Initials   |             | Date  |                |
| Regulated by the Texas Real Estate Commission                                       |             | Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> |                |

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT

**WWW.TREC.TEXAS.GOV**

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



**TEXAS REAL ESTATE COMMISSION**

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