

YANEZ REALTY GROUP

BUY, SELL, LEASE

YOUR TEXAS HOME BUYER'S KIT

Everything you need to buy with confidence.

INSIDE THIS KIT

- **Home Buyer's Guide**
Step-by-step roadmap from search to closing day
- **Homestead Exemption Kit**
Condensed 2026 filing guide — file it and keep more of your money
- **\$1,000 Friends & Family Certificate**
Toward your closing costs when I represent you
- **Texas Buyer Benefit Program**
\$1,000 closing-cost credit + 1-year home warranty
- **First-Time Buyer Programs**
Down payment help you may qualify for
- **Preferred Lender & Inspector**
Your trusted contacts for financing and inspections



ALBERT YANEZ

Texas Realtor • 281-726-9919

yanezrealtygroup.com

MEET ALBERT

Meet Albert Yanez

Owner, Yanez Realty Group



"The Texas Realtor"

Albert Yanez · Texas Realtor

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www.yanezrealtygroup.com

I'm Albert Yanez, and I've been a proud Texan since 1975, dedicating my life to real estate excellence as the owner of "Yanez Realty Group." They call me "The Texas Realtor," and I'm here to help you navigate the exciting world of real estate.

I'm more than just an agent; I'm your always-on-call partner in your real estate journey. You can reach out to me 24 hours a day because your satisfaction is my top priority.

My expertise covers Central Texas and the greater Houston area, and I handle all aspects of real estate, from residential home sales, including mobile homes, to commercial sales and leases.

What sets me apart? It's my unwavering attention to detail and my exceptional negotiation skills. Years of experience have honed my ability to solve even the most challenging real estate puzzles.

Beyond real estate, I'm an enthusiast for tennis, personal workouts, and cherishing quality moments with my spouse. These passions mirror my approach to real estate – dedication, discipline, and a genuine love for what I do.

When you choose me, Albert Yanez, and the Yanez Realty Group, you're choosing a real estate experience that's as exceptional as the properties I represent.

Check me out here

Instagram: <https://www.instagram.com/theyanezteam/>

Facebook (Personal): <https://www.facebook.com/albert.yanez.73>

Facebook (Yanez Realty Group Page): <https://www.facebook.com/100054202194321>

LinkedIn: <https://www.linkedin.com/in/albertyanez/>

Nextdoor: <https://nextdoor.com/page/remax-the-yanez-team-humble-tx/>

HAR.com: https://www.har.com/albert-yanez/agent_ayanez

Website: <https://www.yanezrealtygroup.com>

MEET ALBERT

What Clients Say

Horesal Dorsey

Helped buy a property on Jun. 27th, 2020

"He's an awesome, honest man! Its was my first home purchase. I was clueless and nervous. Mr. Al was with me every step of the way. He listened to what I wanted and answered questions that I never thought to ask. Thank you, Mr. Albert Yanez!"

Lauren Ely

Helped buy a property on Feb. 10th, 2020

"Al went above and beyond to make sure our first home buying experience was extremely smooth! He found us our dream home and helped us close super quickly!"

Christine Hanes

Helped buy a property on May. 13th, 2019

"Albert was an absolutely phenomenal realtor®. He was very responsive & kind throughout our house hunting process. During the time we were looking, he made sure to get us in to look at houses very quickly & never made us feel rushed. ... [Read the full review on HAR](#)"

Christine Pegg

Client — September 21, 2015

"Albert is fantastic at what he does. It has been a blessing to have him as our realtor. He worked closely with my husband and I to help us find the perfect home for us. ... [Read the full recommendation on LinkedIn](#)"

Heath Schadegg

Client — February 20, 2014

"We have worked with many Realtors over the years and have worked in the industry ourselves at various times, and my wife and I agreed that Albert is one of the best we have ever met. ... [Read the full recommendation on LinkedIn](#)"

Lori B Simmons

Client — January 13, 2014

"Albert, We can't thank you enough for the awesome service, professionalism and integrity you provided while helping us find our new home. ... [Read the full recommendation on LinkedIn](#)"

Ronald Henderson

Client — October 22, 2013

"Excellent real estate agent. He treated me fairly, and was very personable. He never tried to take advantage of me by trying to persuade me to go higher than my budget. ... [Read the full recommendation on LinkedIn](#)"

A NOTE FROM ALBERT

Buying should feel informed, not improvised.

A home purchase has dozens of moving parts, but you do not have to manage them alone. This kit gives you a clear sequence, the right questions, and practical worksheets for the decisions that matter.



“My job is to help you see the whole decision - price, payment, condition, risk and resale - before you sign.”

Albert Yanez

Your Texas Realtor | Yanez Realty Group by Texas Legacy Properties
15+ years helping Texas buyers and sellers



“I guarantee a 1-year home warranty to all my buyers that I represent through First American Home Warranty.”

15+ years at the table

- Guidance from first conversation through closing.
- Experience spotting deal, condition and deadline risks early.
- Steady negotiation built around your priorities.
- Direct advice when a home or term is not in your best interest.

A connected team can save you money

- Lender connections for eligible first-time buyer assistance.
- A lender contact offering qualified buyers a 100% financing path.
- A trusted inspector known for thorough work and competitive cost.
- Access to deep discounts from select home-service and security providers.

Experience opens doors; the right connections can lower barriers.

Albert helps you identify relevant financing, inspection and home-service options, then compare them with alternatives. Programs, approval, pricing and discounts depend on buyer eligibility and third-party terms.

THE JOURNEY AT A GLANCE

Eight decisions carry you from idea to ownership.

Every purchase is different. The sequence is familiar; the contract dates are not. Once an offer is accepted, the signed contract controls your deadlines.

1 Strategy

Define budget, timing, location, needs and representation.

2 Financing

Get pre-approved and compare loan structure, payment and cash to close.

3 Search

Tour with a scorecard that balances condition, costs and lifestyle.

4 Offer

Choose price and terms together; no single term wins every deal.

5 Due diligence

Inspect, investigate, quote insurance and review property documents.

6 Loan and title

Complete underwriting, appraisal, title, survey and HOA review.

7 Close

Review final numbers, complete the walkthrough and sign.

8 Own well

Secure the home, organize records and file available exemptions.

Three habits protect your purchase.

Read every document. Put every deadline on your calendar. Ask before assuming.

1

comfortable budget

3

loan offers to compare

0

unverified wire changes

PAYMENT BEFORE PRICE

Build the budget you want to live with.

A lender's approval is a ceiling, not a spending goal. Start with a total monthly housing payment that leaves room for savings, repairs and the rest of your life.

Monthly housing worksheet

Principal + interest	_____
Property taxes	_____
Homeowners / flood insurance	_____
Mortgage insurance, if any	_____
HOA / special district costs	_____
Maintenance reserve	_____
Comfortable monthly total	_____

Cash-to-close plan

Down payment	_____
Closing costs + prepaids	_____
Earnest money + option fee	_____
Moving + immediate repairs	_____
Reserve left after closing	_____
Total cash target	_____

Pressure-test the number
Taxes

Use a property-specific estimate. The seller's current bill may reflect exemptions you will not have immediately.

Insurance

Get quotes early. Roof age, prior claims, wind and flood exposure can change the premium or insurability.

Reserves

Do not spend every available dollar at closing. Ownership starts with maintenance, deposits and move-in costs.

A practical rule: Compare homes on total monthly cost, not list price. Two homes at the same price can carry very different taxes, insurance, HOA dues and repair needs.

LOAN-READY

Compare the full loan, not just the rate.

A lower rate can come with points, fees or different risks. Ask for official Loan Estimates and compare the same loan scenario side by side.

Gather before you apply

- ☐ Government-issued identification
- ☐ Income records requested by the lender
- ☐ Bank and investment statements
- ☐ Debt and housing-payment details
- ☐ Gift-fund documents, if applicable
- ☐ Employment history and explanations requested

Compare across lenders

- Loan type, term and rate
- Annual Percentage Rate (APR)
- Points, lender credits and fees
- Projected monthly payment
- Mortgage insurance
- Cash to close
- Rate-lock terms
- Prepayment or adjustable-rate features

Federal disclosure timing

For most mortgages, the lender provides a Loan Estimate within three business days after receiving a complete application. The Closing Disclosure generally arrives at least three business days before closing.

Ask Albert about lender options

Albert can connect you with lenders who evaluate first-time buyer programs that may help with down payment or closing costs, plus a lender with a 100% financing option for qualified borrowers. Approval, availability, rates, fees and repayment terms vary; compare every option with the full first mortgage.

Stay underwriter-friendly

- Do not open or co-sign new credit without asking.
- Do not move large sums without a paper trail.
- Tell the lender before changing jobs or income.
- Respond quickly to document requests.

TEXAS RULES FOR 2026

Your working relationship should be clear in writing.

Texas law now requires a written agreement before a license holder shows residential property to a prospective buyer or, if no showing occurs, presents an offer for that buyer. The law also recognizes non-representation, showing-only agreements.

Before the first showing, expect the paperwork conversation.

A representation agreement explains what the brokerage will do, how long the agreement lasts and how compensation works. Broker compensation is not set by law and is fully negotiable.

The agreement should identify

- The services the license holder will provide
- The agreement's termination date
- Whether it is exclusive or non-exclusive
- Whether the license holder represents you
- The broker's compensation and how it is determined
- Conspicuous disclosure that compensation is negotiable

Questions worth asking

- Who represents me, and what duties do they owe?
- What areas and property types are covered?
- How can the agreement be ended?
- What compensation could I owe?
- Could a seller or listing broker contribute?
- What happens if the same brokerage is involved on both sides?

Representation is a service decision

Your agent should help you understand market context, coordinate property access, prepare offers, track deadlines, communicate with the transaction team and advocate within the scope of the agreement. Your lender, inspector, title company, attorney, insurance professional and tax adviser handle their respective specialties.

Scope note: The 2026 rule applies to residential buyers within the law's scope; exceptions and transaction-specific details can apply. Review the actual agreement and ask questions before signing.

TOUR WITH A SCORECARD

Separate must-haves from emotional noise.

The right home is not the one with the best staging. It is the one that fits your life, payment, condition tolerance and likely exit plan.

Must-have

Nice-to-have

Dealbreaker

Home-tour scorecard

Category	1-5	Notes
Location, commute and daily life		
Layout and functional fit		
Visible condition and updates		
Taxes, insurance, HOA and utilities		
Resale and future flexibility		

Look beyond the front door

Check access, traffic patterns, drainage, nearby development, tax jurisdictions, school boundaries if relevant to you, and any deed or HOA restrictions.

Use three passes

First: fit and feel. **Second:** visible condition and costs. **Third:** questions to investigate before an offer or during due diligence.

TERMS WORK TOGETHER

A strong offer manages risk as well as price.

There is no universal winning formula. The right offer balances market conditions, the property's facts, your financing and the amount of uncertainty you are willing to accept.

Offer anatomy

- **Price:** supported by comparable sales and competition.
- **Financing:** loan type, down payment and lender readiness.
- **Earnest money:** deposit showing intent; contract terms control handling.
- **Termination option:** negotiated fee and period for unrestricted termination.

More negotiating levers

- **Appraisal and financing terms:** allocate loan-related risk.
- **Title and survey:** state choices and delivery responsibilities.
- **Closing and possession:** align dates with both parties.
- **Concessions and repairs:** consider cash-to-close and property condition.

Texas option periods are negotiated.

If an agreed option fee is paid as required, the buyer generally has the unrestricted right to terminate during the option period by giving timely written notice. Use that window deliberately for inspections and decisions.

My offer priorities

My walk-away price or payment

Terms I can be flexible on

Terms I will not compromise

Biggest property-specific risk to investigate

Deadline discipline: Earnest money, option fee, termination notices and other contract duties can have short, transaction-specific deadlines. Confirm the amount, recipient, delivery method and due date in writing.

INVESTIGATE EARLY

Use the option period to answer expensive questions.

An inspection is a starting point, not a warranty. The goal is to understand condition, future cost and insurability while your contract rights are still available.

Property condition

- ☐ Choose a qualified, properly licensed inspector. Albert can recommend a trusted inspector known for thorough work and competitive pricing; you are always free to choose your own.
- ☐ Attend the summary when practical and read the full report.
- ☐ Ask whether roof, foundation, drainage, HVAC, plumbing or sewer need specialist review.
- ☐ Use a properly licensed wood-destroying-insect professional when that inspection is needed.

Insurance and flood

- ☐ Request homeowners quotes as soon as you are under contract.
- ☐ Confirm roof, wind/hail, water, deductible and replacement-cost terms.
- ☐ Check the property's flood-zone information and quote flood coverage when appropriate.
- ☐ Remember: most homeowners policies do not cover flood damage.

Title, survey and restrictions

- Review the title commitment and listed exceptions.
- Confirm boundary, easement and encroachment questions.
- Review deed restrictions and HOA documents.
- Ask who needs to explain any concern: title, surveyor or attorney.

Seller and property records

- Read the seller's disclosure when provided.
- Review repair invoices, warranties and permits that are available.
- Confirm utilities and special district costs.
- Verify anything important to your intended use.

Different jobs, different answers: An inspector reports observable conditions. A lender's appraisal supports the lending decision. A title company examines title. Your agent coordinates and negotiates; specialized legal, tax, engineering and insurance questions belong with those professionals.

CASH NOW AND COST LATER

Budget for ownership, not just closing day.

The purchase price gets the attention. Taxes, insurance, upkeep and community costs determine whether the home remains comfortable after the keys are yours.

Up-front cash

- Down payment
- Lender and third-party closing costs
- Prepaid interest, taxes and insurance reserves
- Earnest money and option fee already delivered
- Inspection and specialist evaluations
- Moving, utility deposits and immediate work

Ongoing ownership

- Principal and interest
- Property taxes
- Homeowners, wind and flood coverage as applicable
- Mortgage insurance, if applicable
- HOA and special district charges
- Utilities, maintenance and future replacements

Texas property tax is local.

Texas has no state property tax. Local appraisal districts value property, and local taxing units levy taxes. Most exemptions require an application with the appraisal district where the property is located.

Annual home-cost planner

Property taxes	_____
Insurance premiums	_____
HOA / district charges	_____
Maintenance reserve	_____
Planned improvements	_____
Total annual ownership plan	_____

After closing: File every homestead exemption you qualify for. See the Homestead Exemption section in this kit for the condensed filing steps. The full kit with Form 50-114 is free at <https://9567550687648.gumroad.com//eqonmi>

KEEP THE FILE MOVING

Every milestone protects the closing date.

Once the contract is effective, speed and accuracy matter. Respond early, keep records and alert your agent and lender before anything changes.

1

Effective date

Save the signed contract, confirm every deadline and deliver funds exactly as instructed.

2

Early contract work

Schedule inspections, complete the loan application, provide documents and begin insurance quotes.

3

Option-period decisions

Review findings and decide whether to proceed, negotiate an amendment or exercise available termination rights before the deadline.

4

Loan, appraisal and title

Support underwriting; review appraisal, title commitment, survey and HOA documents; resolve questions promptly.

5

Final numbers

For most mortgages, review the Closing Disclosure at least three business days before closing and compare it with the Loan Estimate.

6

Walkthrough and signing

Confirm agreed property condition, verify funds safely, bring identification and sign the closing documents.

Wire-fraud rule: pause and verify.

Never rely on an emailed change to wiring instructions. Call the title company using a trusted, independently confirmed number before sending funds.

READ, VERIFY, WALK THROUGH

Closing day should confirm the plan - not reveal it.

Use the days before signing to compare terms, resolve discrepancies and confirm that the property is ready for the transfer you agreed to.

Closing Disclosure review

- ☐ Name, property and loan amount are correct.
- ☐ Rate, term and projected payment match expectations.
- ☐ Cash to close is understood and verified.
- ☐ Seller credits and lender credits appear correctly.
- ☐ Taxes, insurance and prepaid items make sense.
- ☐ Questions are resolved before signing.

Final walkthrough

- ☐ Property condition is consistent with the contract.
- ☐ Agreed repairs appear complete.
- ☐ Included items remain; excluded items are gone.
- ☐ Major systems and fixtures appear operational.
- ☐ No new damage or unwanted personal property is present.
- ☐ Keys, remotes, codes and possession timing are confirmed.

Bring or confirm

- Government-issued ID
- Verified closing-fund method
- Any documents the title company requests
- Homeowners insurance in force
- Your questions and final contact list

Stop if something is wrong

Do not sign around a material discrepancy you do not understand. Ask the title company, lender, agent or attorney - whichever professional owns the issue - to explain it first.

Possession is a contract term. Closing and funding do not always mean immediate possession. Follow the signed agreement for when keys and access transfer.

OWN WELL FROM DAY ONE

The first month sets up the next year.

Protect the property, preserve your records and claim benefits that do not happen automatically.

First 48 hours

- Rekey locks and reset access codes.
- Confirm utilities, trash service and all shutoffs.
- Ask Albert about home-service and security discounts.
- Store closing records securely.

First 30 days

- Create a maintenance calendar.
- Transfer warranties and build a home inventory.
- Update mailing and billing addresses.
- Apply for eligible homestead exemptions.

Every year

- Review insurance coverage and deductibles.
- Check appraisal and tax notices promptly.
- Confirm exemptions remain accurate.
- Keep maintenance and improvement records.

Homestead exemptions generally require an application.

Applications are filed with the appraisal district where the property is located. Eligibility and deadlines depend on the facts and current law, so verify with the appraisal district.

My new-home information

Main water shutoff

Electrical panel / gas shutoff

Insurance carrier and claim number

Home warranty / major equipment information

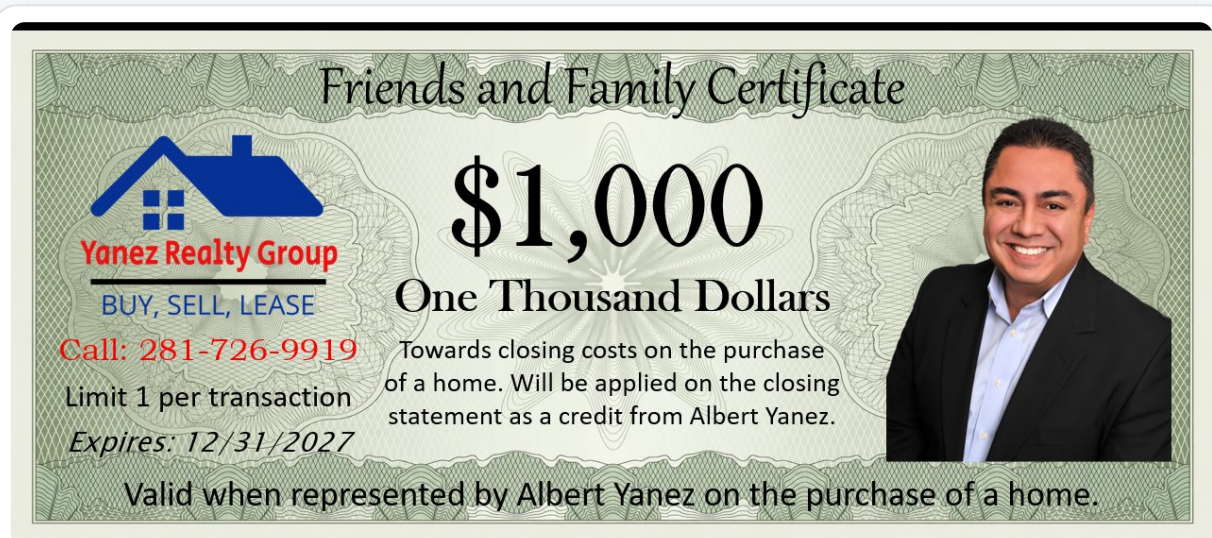
Appraisal district and homestead filing date

Need the filing steps? See the Homestead Exemption section in this kit.

READY WHEN YOU ARE

Turn the kit into your buying plan.

A buyer strategy conversation puts Albert's 15+ years of experience and trusted professional network to work for you - from financing possibilities and inspection support to money-saving home-service connections after closing.



Present this certificate when you speak with Albert. Credit is shown on the closing statement and is subject to the stated terms, transaction documents, and any applicable lender or settlement requirements.

Free Buyer's agent Representation with your "Texas Realtor"- Albert Yanez.



YOUR TEXAS REALTOR

Albert Yanez

Yanez Realty Group by Texas Legacy Properties | 15+ years of experience

Call or text: 281-726-9919 | **Email:** AL4758@yahoo.com

Web: www.yanezrealtygroup.com | **TX License:** #616214

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I'm never too busy for your referrals.

VERIFY WHAT CAN CHANGE

Trusted sources for the details.

Programs, forms, deadlines and regulations can change. Use these official sources and your transaction professionals for current, property-specific guidance.

Texas Real Estate Commission - 2026 buyer representation changes

Written agreements, required terms and compensation disclosure.

Texas Real Estate Commission - consumer FAQs

Option periods, inspections, intermediary relationships and other transaction questions.

Consumer Financial Protection Bureau - Your Home Loan Toolkit

Mortgage shopping, affordability, Loan Estimates and closing preparation.

Consumer Financial Protection Bureau - Loan Estimate and Closing Disclosure guide

What the disclosures show and when borrowers receive them.

Texas Department of Insurance - flood insurance

Flood risk, coverage and policy timing.

Office of Public Insurance Counsel - Texas title insurance shopping guide

Title coverage, regulated pricing and choosing a licensed title agent.

Texas Comptroller - property tax exemptions

Residence homestead rules and appraisal-district filing guidance.

Texas Department of Housing and Community Affairs - homebuyer assistance

State-supported homebuyer assistance information; availability and eligibility vary.

Important: This kit is general educational information, not legal, tax, lending, engineering or insurance advice. Contract terms and deadlines control. Verify decisions with the appropriate licensed or qualified professional.

HOMESTEAD EXEMPTION

Keep more of your money after closing.

The residence homestead exemption lowers your home's **taxable value** — it does not change its market value. Filing is free when you do it directly with your county appraisal district.

\$140,000 — 2026 school-district exemption

For 2026, Texas law requires school districts to exempt \$140,000 of an eligible residence homestead's appraised value.

Up to 20% — local-option exemption

A city, county, school district, or special district may adopt an additional percentage exemption, capped at 20%. When adopted, it cannot be less than \$5,000.

10% appraisal cap — a separate benefit

Once the property qualifies for the residence homestead exemption in both the preceding and current year, the appraised value generally cannot increase by more than 10% per year, plus the market value of new improvements. The cap starts January 1 of the tax year after the first year the owner qualifies. It does not cap the appraisal district's market-value estimate.

Do you qualify? Check all four:

- You have an ownership interest in the property.
- You occupy it as your principal residence.
- You are not claiming another residence homestead exemption in Texas or elsewhere.
- You can document identity, address, ownership, and occupancy as required.

Extra relief may apply. Age 65 or older and qualifying disability each add a \$60,000 school-district exemption. A 100% disabled veteran or a veteran with individual unemployability may qualify for a potential total exemption. Surviving-spouse rules may also apply. Special categories need extra proof — ask the appraisal district which documentation it accepts.

What it can save — an example, not a quote. Appraised value \$400,000, minus the \$140,000 school exemption = \$260,000 taxable value. At an illustrative school tax rate of \$1.00 per \$100, that is \$4,000 vs. \$2,600 — a \$1,400 illustrative annual difference. Your actual savings depend on your appraised value and the tax rates of the units serving your property.

HOMESTEAD EXEMPTION

File it in five steps.

Your county appraisal district (CAD) makes the final eligibility decision and may have its own online process.

1 — Confirm the home qualifies

Ownership interest + occupy as principal residence. You cannot claim another residence homestead exemption in Texas or elsewhere.

2 — Match your identification

For most applicants, the property address must match the address on the Texas driver's license or state ID submitted. The form lists limited waiver situations.

3 — Find the right appraisal district

File with the appraisal district in the county where the property is located — not the Texas Comptroller, and not the county tax office unless your CAD directs you there.

4 — Complete Form 50-114 or the CAD's online equivalent

Request every exemption category that applies, attach required documents, sign, and retain a complete copy.

5 — Track approval

Save confirmation / mailing proof. Check the next appraisal notice and tax bill to confirm the exemption appears.

HOMESTEAD EXEMPTION

Deadlines and follow-up.

Missing April 30 may not be the end — but the received date matters, so save proof of delivery.

- Standard window.** Generally January 1 through April 30 of the tax year requested.
- Late filing.** Current Form 50-114 states that a late residence homestead application, including age-65 or disability, may be filed up to two years after the filing deadline. Call the CAD, mark it late, attach the same proof, and save proof of delivery.
- Do not pay a filing company by mistake.** Applying directly with the appraisal district is free — be cautious with official-looking mailers that request a processing fee.
- Protect your personal data.** Form 50-114 may request a driver's-license, personal-ID, or Social Security number. Never send these to an agent by ordinary text or email — file only through the CAD's accepted secure channel.

Track your filing

Recording dates, account details, submission method, and confirmation creates a simple audit trail for follow-up.

County appraisal district: _____

CAD account number: _____

Date filed: _____ Method: Online Mail In person

Confirmation / receipt number: _____

Date exemption appeared on appraisal notice: _____

Full kit with official Form 50-114 and worksheet — free at <https://9567550687648.gumroad.com//eqonmi>.
Verify current requirements with your CAD; local procedures vary.

Residence Homestead Exemption Application

Form 50-114

Appraisal District's County Name

Appraisal District Account Number (if known)

Are you filing a late application? ☐ Yes ☐ No Tax Year(s) for Application

GENERAL INFORMATION: Property owners applying for a residence homestead exemption file this form and supporting documentation with the appraisal district in each county in which the property is located (Tax Code Sections 11.13, 11.131, 11.132, 11.133, 11.134, 11.136 and 11.432). **Do not file this form with the Texas Comptroller of Public Accounts.**

SECTION 1: Exemption(s) Requested (Select all that apply.)

Do you live in the property for which you are seeking this residence homestead exemption? ☐ Yes ☐ No

☐ General Residence Homestead Exemption ☐ Disabled Person ☐ Person Age 65 or Older (or Surviving Spouse)

☐ 100 Percent Disabled Veteran (or Surviving Spouse) Is the disability a permanent total disability as determined by the U.S. Department of Veterans Affairs under 38 C.F.R. Section 4.15? ☐ Yes ☐ No

☐ Surviving Spouse of an Armed Services Member Killed or Fatally Injured in the Line of Duty

☐ Surviving Spouse of a First Responder Killed in the Line of Duty

☐ Surviving Spouse of Certain Qualifying Veteran

☐ Donated Residence of Partially Disabled Veteran (or Surviving Spouse) Percent Disability Rating

Surviving Spouse: Name of Deceased Spouse Date of Death

Cooperative Housing: Do you have an exclusive right to occupy this property because you own stock in a cooperative housing corporation? ☐ Yes ☐ No

If yes, state name of cooperative housing corporation:

Were you receiving a residence homestead exemption on your previous residence? ☐ Yes ☐ No

Are you transferring an exemption from a previous residence? ☐ Yes ☐ No

Are you transferring a tax limitation? ☐ Yes ☐ No

Previous Residence Address, City, State, ZIP Code

Previous County

SECTION 2: Property Owner/Applicant (Provide information for additional property owners in Section 5.)

Select One: ☐ Single Adult ☐ Married Couple ☐ Other (e.g., individual who owns the property with others)

Name of Property Owner 1 Birth Date* (mm/dd/yyyy) Driver's License, Personal ID Certificate or Social Security Number**

Primary Phone Number (area code and number) Email Address*** Percent Ownership Interest

Name of Property Owner 2 Birth Date* (mm/dd/yyyy) Driver's License, Personal ID Certificate or Social Security Number**
(e.g., Spouse, Co-Owner/Individual)

Primary Phone Number (area code and number) Email Address*** Percent Ownership Interest

Applicant Mailing Address (if different from the physical address)

SECTION 3: Property Information

Date you acquired this property Date you began occupying this property as your principal residence

Physical Address (i.e. street address, not P.O. Box), City, County, ZIP Code

Legal Description (if known)

SECTION 3: Property Information (continued)

Is the applicant identified on deed or other recorded instrument?

- ☐ Yes _____
 Court record/filing number on recorded deed or other recorded instrument, if available
- ☐ No If no, you must provide required documentation (*see Important Information*)

Is the property for which you are submitting this application an heir property? (*see Important Information*) ☐ Yes ☐ NoDo other heir property owners occupy the property? ☐ Yes (*affidavits required*) ☐ No

Manufactured Home Make _____

Model _____

ID Number _____

Is any portion of the property for which you are claiming a residence homestead exemption income producing? ☐ Yes ☐ No

If yes, indicate the percentage of the property that is income producing: _____ percent

Number of acres (or fraction of an acre, not to exceed 20 acres) you own and occupy as your principal residence: _____ acres

SECTION 4: Waiver of Required Documentation

Indicate if you are exempt from the requirement to provide a copy of your driver's license or state-issued personal identification certificate.

☐ I am a resident of a facility that provides services related to health, infirmity or aging._____
Facility Name and Address☐ I am certified for participation in the address confidentiality program administered by the Office of the Texas Attorney General under Code of Criminal Procedure Chapter 58, Subchapter B.

Indicate if you request that the chief appraiser waive the requirement that the property address for exemption corresponds to your driver's license or state-issued personal identification certificate address:

☐ I am an active duty U.S. armed services member or an active duty member's spouse.☐ I hold a driver's license issued under Transportation Code Section 521.121(c) or 521.1211. Attached is a copy of the application for that license.**SECTION 5: Provide Additional Information Here (if any)**

If you own other residential property in Texas, please list the county(ies) of location.

SECTION 6: Affirmation and Signature**I understand if I make a false statement on this form, I could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.**I, _____, _____, swear or affirm the following:
 Property Owner/Authorized Representative Name Title/Authorization

1. that each fact contained in this application is true and correct;
2. that I/the property owner meet(s) the qualifications under Texas law for the residence homestead exemption for which I am applying; and
3. that I/the property owner do(es) not claim an exemption on another residence homestead or claim a residence homestead exemption on a residence homestead outside Texas.

**sign
here** ➡_____
Signature of Property Owner/Applicant or Authorized Representative_____
Date**sign
here** ➡_____
Signature of Additional Property Owner/Applicant (if any)_____
Date

* May be used by appraisal district to determine eligibility for persons age 65 or older exemption or surviving spouse exemptions (Tax Code Section 11.43(m)).

** Social security number disclosure may be required for tax administration and identification (42 U.S.C. §405(c)(2)(C)(i); Tax Code Section 11.43(f). A driver's license number or personal identification number disclosed in an exemption application is confidential and not open to public inspection, except as authorized by Tax Code Section 11.48(b).

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