

Texas Real Estate

The ProDoc Real Estate document assembly system contains more than 280 automated forms, including all of the forms from the State Bar of Texas' Real Estate Forms Manual¹, all Texas Real Estate Commission (TREC) forms, UCC forms, and HUD-1 Settlement Statements.

CH. 1 - ETHICS AND PROFESSIONAL CONDUCT

1-1	Letter Declining Representation
1-2	Letter Requesting Waiver of Conflict with Current client
1-3	Letter Requesting Waiver of Conflict - Multiple Parties
1-4	Letter Requesting Waiver of Conflict with Former client
1-5	Letter Requesting Consent to Represent Partnership
1-6	Letter Requesting Consent to Represent Corporation
1-7	Letter Requesting Consent to Intermediary - Includes Fee Agreement
1-8	Letter Detailing Engagement and Fee Agreements
1-9	Letter Requesting Client's Consent to Business Relationship
1-10	Non-representation Letter when Representing Lender or Title Company
1-11	Letter Terminating Attorney-Client Relationship
1-12	Letter for Completion of Attorney-Client Relationship

CH. 3 - PREPARATION OF DOCUMENTS

3-36	Affidavit of Interpreter
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CH. 8 - SALES CONTRACTS

8-1	Real Estate Sales Contract
8-2	Title Company Receipt and Escrow Agreement
8-3	Letter of Intent
8-4	Notice of Non-applicability of Certain Warranties and Standards

CH. 9 - DEEDS, BILLS OF SALE, AND OTHER TRANSFERS

9-1	General Warranty Deed
9-2	Special Warranty Deed
9-3	Warranty Deed with Vendor's Lien
9-4	Deed without Warranty
9-5	Quitclaim
9-10	Grantee's Acceptance of Deed
9-11	Owely of Partition Deed
9-12	Owely of Partition Agreement
9-13	Deed in Lieu of Foreclosure
9-14	Estate Administration or Guardianship Deed
9-15	Blanket Bill of Sale
9-16	Bill of Sale
9-17	Transfer of Escrow Funds (and Hazard Insurance Policy)
9-18	Survivorship Agreement
9-19	Survivorship Agreement for Community Property
9-21	Community Interest Special Warranty Deed
9-22	Assignment and Assumption of Leases
9-23	Notice of Transfer of Security Deposit

CH.10 - CONTRACTS FOR DEED

10-1	Contract for Deed
10-3	Assignment of Seller's Interest in Contract for Deed
10-4	Assignment of Buyer's Interest in Contract for Deed
10-5	Reinstatement of Contract for Deed
10-6	Notice to Cure Default (for Property Used as Residence)
10-8	Seller's Notice of Cancellation of Contract for Deed
10-9	Affidavit of Cancellation of Contract for Deed

10-10	Seller's Disclosure Notice
10-11	Financing Terms Disclosure
10-12	Cancellation Notice
10-13	Annual Accounting Statement
10-14	Designation of Trustee
10-15	Foreclosure Letter to Buyer
10-16	Notice - Trustee's Sale
10-17	Foreclosure Deed
10-18	Affidavit of Foreclosure Sale
10-19	Notice Regarding Utility Service
10-20	Notice of Final Agreement (Contract for Deed)
10-21	Receipt of Required Materials

CH. 11 - LEASES

11-1	Lease (Basic)
11-2	Retail Lease
11-3	Office Lease
11-4	Parking Facility Rider to Office Lease
11-5	Residential Lease
11-6	Industrial Lease
11-7	Hunting Lease
11-8	Agricultural Lease
11-9	Grazing Lease
11-11	Expansion Space Rider
11-12	Extension Option Rider
11-13	Subordination, Attornment, and Non-disturbance Agreement
11-14	Tenant's Subordination to Deed of Trust Lien
11-15	Lease Assignment
11-16	Tenant's Acceptance Letter
11-17	Tenant's Estoppel Certificate
11-18	Guaranty
11-19	Sublease
11-20	Landlord's Lien Waiver
11-21	Notice of Default
11-22	Dispossession or Termination Letter
11-23	Lockout Notice
11-24	Notice of Change of Locks
11-25	Tenant Improvements Rider to Lease or Work Letter
11-26	Disclosure of Information on Lead-Based Paint
11-27	Asbestos Disclosure Notice
11-28	Real Estate Commission Rider
11-29	Manufactured-Home Community Lease
11-30	Manufactured-Home Community Disclosure
11-31	Modification of Lease
11-32	Termination of Lease
11-33	Memorandum of Lease
11-34	Insurance Addendum to Lease

CH. 12 - WATER RIGHTS CONVEYANCING

12-1	Groundwater Rights Sales Contract
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12-2	Groundwater Rights Warranty Deed
12-3	Blanket Easement Agreement for Groundwater Rights
12-4	Easement Location Addendum
12-5	Surface Damage Payment Addendum
12-6	Surface Use Restriction Addendum
12-7	Permit Transfer Request
12-8	Lienholder Consent and Subordination to Easement Agreement
12-9	Partial Release of Lien (Groundwater)

CH. 14 - PROMISSORY NOTES

14-1	Promissory Note (Real Estate Lien Note)
14-7	Notice to Cosigner

CH. 15 - DEEDS OF TRUST

15-1	Deed of Trust
15-2	Deed of Trust to Secure Assumption
15-10	Leasehold Deed of Trust
15-11	Consent to Leasehold Deed of Trust
15-12	Insurance and Indemnity Agreement

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16-1	Security Agreement (Goods, Equipment, Inventory, & Farm Inventory)
16-2	Security Agreement (Accounts, Chattel Paper, Intangibles, Comm Tort Claims)
16-3	Security Agreement (Instruments, Investment Property)
16-4	Security Agreement (Interest in Non-corporate Entity)
16-5	Addendum to Security Agreement (Farm Products)
16-6	Prenotification Statement (Notice of Security Interest)
16-7	Listing of Potential Buyers, Commission Merchants and Selling Agents
16-8	Collateral Transfer of Note and Lien
16-9	Collateral Note Maker's Estoppel Certificate

UCC FORMS

16-U1	UCC-1 Financing Statement
16-U1Ad	UCC-1Ad Financing Statement Addendum
16-U1AP	UCC-1AP Financing Statement Additional Party
16-U3	UCC-3 Financing Statement Amendment
16-U3Ad	UCC-3Ad Financing Statement Amendment Addendum
16-U3AP	UCC-3AP Financing Statement Amendment Additional Party
16-U5	UCC-5 Statement of Claim
16-U11	UCC-11 Information Request
16-18	Consent and Agreement

CH. 17 - HOME EQUITY LOAN DOCUMENTS

17-1	Notice Concerning Extensions of Credit
17-2	Home Equity Extension of Credit (Promissory Note)
17-3	Deed of Trust (Home Equity Loan)
17-5	Home Equity Compliance Certificate and Agreement
17-6	Election Regarding Right of Rescission

CH. 19 - ANCILLARY LOAN DOCUMENTS

19-1	Transfer of Lien
19-2	Release of Lien
19-3	Partial Release of Lien
19-4	Modification and Extension Agreement
19-5	Assignment of Rent, Income, and Receipts
19-6	Consent Resolutions
19-7	Collection and Payment Agreement
19-8	Designation of Homestead and Affidavit of Non-homestead
19-9	Affidavit of Homestead
19-10	Lender's Estoppel Certificate
19-11	Lienholder's Subordination to Oil, Gas & Mineral Lease
19-12	Notice from Lender's Attorney to Borrower
19-13	Subordination of Lien
19-14	Notice of Final Agreement
19-15	Guaranty (on Note)
19-16	Insurance Notice to Applicant
19-17	Loan Agreement
19-19	Notice of Penalties for Making False or Misleading Written Statement
19-20	Certification of Trust

CH. 20 - TRUTH IN LENDING DOCUMENTS

20-1	Truth-In-Lending (Sale) Disclose Statement (NOT SBOT)
20-2	Truth-In-Lending (Loan) Disclose Statement (NOT SBOT)
20-3	Truth-In-Lending Notice of Right to Cancel - General
20-4	Truth-In-Lending Notice of Right to Cancel - Refinance
20-5	Amount Financed Itemization (NOT SBOT)

CH. 21 - FORECLOSURE DOCUMENTS

21-1	Letter to Reinstate Default Provisions
21-2	Notice of Change of Debtor's Address
21-3	Notice of Maturity and Demand for Payment
21-4	Notice of Default and Intent to Accelerate
21-5	Notice of Acceleration
21-6	Reinstatement Agreement
21-7	Fair Debt Collection Act and Fair Credit Reporting Act Notices
21-8	Affidavit of Posting and Filing
21-9	Affidavit of Mailing
21-10	Appointment of Substitute Trustee (Mortgagee)
21-11	Appointment of Substitute Trustee (Mortgage Servicer)
21-12	Notice of Trustee's Sale (Mortgagee)
21-13	Notice of Trustee's Sale (Mortgage Servicer)
21-14	Agenda of Public Foreclosure Sale
21-15	Trustee's Deed (with Bill of Sale)
21-16	Foreclosure Affidavit
21-17	Notice of Advancement and Demand for Payment
21-18	Affidavit of Advancement
21-19	IRS Notice Letter
21-20	Waiver of Rights after Default
21-21	Debtor's Consent to Acceptance of Collateral
21-22	(Posted) Notice of Public Sale
21-23	Agenda of Public Foreclosure Sale (Personal Property)
21-24	Bill of Sale (Default, Foreclosure)
21-25	Notice of Strict Foreclosure
21-26	Objection to Proposal to Accept Collateral in Satisfaction of Obligation
21-27	Notice of Our Plan to Sell Property
21-28	Notice of Disposition of Collateral
21-29	Memorandum of Private Foreclosure Sale
21-30	Notice of Default (Home Equity Loan)
21-31	Notice of Acceleration (Home Equity Loan)
21-32	Application for Order Permitting Foreclosure of Lien Created under TX Const
21-33	Affidavit (Home Equity Loan)
21-34	Notice of Application (Home Equity Loan)
21-35	Order for Foreclosure (Home Equity Loan)

CH. 24 - RESIDENTIAL CONSTRUCTION CONTRACT DOCS.

24-1	Contractor's Disclosure Statement for Residential Construction
24-2	Contractor's List of Subcontractors and Suppliers
24-3	Contractor's Disbursement Disclosure for Residential Construction
24-4	Residential Construction Contract
24-5	Affidavit of Commencement
24-6	Change Order
24-7	Affidavit of Completion
24-8	Lien Waiver
24-9	(Final) Bills-Paid Affidavit
24-10	New Home Closing Certificate
24-11	Waiver of the List of Subcontractors and Suppliers (NOT SBOT)

CH. 25 - CONTRACTUAL MECHANIC'S LIEN DOCUMENTS

25-1	Mechanic's Lien Contract
25-2	Mechanic's Lien Note
25-3	Affidavit of Completion and Indemnity
25-4	Affidavit of Acceptance
25-6	New Home Closing Certificate - Credit Account
25-7	Home Improvement Closing Certificate
25-8	Election Regarding Right of Rescission (Mechanic's Lien Contract)

CH. 26 - RESTRICTIVE COVENANTS & OWNERS' ASSNS.

26-1	Declaration of Restrictive Covenants (with Owners Assn)
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26-2	Declaration of Restrictive Covenants (without Owners Assn)
26-3	Certificate of Formation of Nonprofit Corporation (Owners Assn)
26-4	Bylaws of Owners Association
26-5	Deed without Warranty (Common Area)
26-6	Management Certificate
26-7	Notice to Purchasers (Houston deed restrictions)
26-8	Notice of Membership in Property Owners Association
26-9	Required Information Including Resale Certificate

CH. 28 - INVOLUNTARY MECHANIC'S LIEN DOCUMENTS

28-1	Notice to Original Contractor by Second Tier Claimant
28-2	Notice of Claim to Owner and Original Contractor
28-3	Notice to Owner Regarding Liens against Homestead Property
28-4	Affidavit Claiming Mechanic's and Materialman's Lien
28-5	Cover Letter Sending Copy of Lien Affidavit
28-6	Notice Regarding Specially Fabricated Material(s)
28-7	Notice of Agreement Providing for Retainage
28-8	Request for Information to Owner
28-9	Request for Information to Original Contractor
28-10	Request for Information to Subcontractor
28-11	Request for Copy of Affidavit of Completion
28-12	Release of Mechanic's and Materialman's Lien
28-13	Partial Release of Mechanic's and Materialman's Lien
28-14	Notice of Termination of Work or Abandonment of Performance

CH. 29 - MISCELLANEOUS DOCUMENTS

29-1	Affidavit of Heirship
29-2	Affidavit of Identity
29-3	Affidavit of Marital Status
29-4	Affidavit of Nonproduction
29-5	Asbestos Disclosure Notice (Sales)
29-6	Assumed Name Certificate - Incorporated Business or Profession
29-7	Assumed Name Certificate - Unincorporated Business or Profession
29-8	Boundary Line Agreement and Special Warranty Deed
29-9	Certificate of Management, Control and Disposition
29-10	Certificate of Resolutions (Corporation)
29-11	Certificate of Resolutions (General Partnership)
29-12	Certificate of Resolutions (LLC)
29-13	Certificate of Resolutions (Limited Partnership)
29-14	Certificate of Resolutions (Nonprofit Corporation)
29-15	Certificate of Resolutions (Unincorporated Association)
29-16	Closing Instructions (from Borrower)
29-17	Closing Instructions (from Lender)
29-18	Closing Instructions (from Purchaser)
29-19	Closing Instructions (from Seller)
29-20	Disclosure - Lead based Paint (Sales)
29-21	Easement Agreement for Access
29-22	Easement Agreement for Reciprocal Access
29-23	Easement Agreement for Utilities
29-24	Escrow Agreement
29-25	Listing Agreement (Exclusive Agency)
29-26	Listing Agreement (Exclusive Right to Sell)
29-27	Listing Agreement (Open Listing)
29-28	Non-foreign Affidavit - Entity
29-29	Non-foreign Affidavit - Individual
29-30	Homestead Affidavit as Release of Judgment Lien
29-31	Release of Judgment Lien
29-32	Partial Release of Judgment Lien
29-33	Property Condition Disclaimer
29-34	Restrictive Covenant Agreement
29-35	Special Durable Power of Attorney for Real Estate
29-36	Utility District Notice
29-37	Waiver of Consumer Rights
29-39	Notice Regarding Possible Annexation
29-40	Notice of Cancellation
29-41	Notice for Unimproved Property in an Area of a Utility Service Provider
29-42	Designation of Homestead

29-43	Notice of Obligation to Pay Public Improvement District Assessment
29-45	Notice of Lis Pendens
29-50	Disclosure of Recorded Lien

CH. 30 - TEXAS REAL ESTATE COMMISSION FORMS

30-1	Unimproved Property Contract (Earnest Money)
30-2	Addendum for Sale of Other Property by Buyer
30-3	Addendum for "Back-Up" Contract
30-4	Addendum for Release of Liability on Assumption
30-6	Seller's Temporary Residential Lease
30-7	Buyer's Temporary Residential Lease
30-8	One to Four Family Residential Contract (Resale) (Earnest Money)
30-10	New Home Contract (Incomplete Construction) (Earnest Money)
30-11	New Home Contract (Completed Construction) (Earnest Money)
30-12	Farm and Ranch Contract (Earnest Money)
30-13	Seller Financing Addendum
30-14	Environmental Assessment Addendum
30-16	Residential Condominium Contract (Resale) (Earnest Money)
30-18	Condominium Resale Certificate
30-19	Addendum for Coastal Area Property
30-20	Addendum for Property Seaward of Intracoastal Waterway
30-22	Addendum for Property Subject to Mandatory Owner's Association
30-23	Subdivision Information, Including Resale Certificate
30-24	Notice of Termination of Contract
30-25	Amendment
30-26	Notice to Prospective Buyer
30-27	Seller's Disclosure of Property Condition
30-28	Consumer Notice Concerning Hazards or Deficiencies
30-29	Information About Brokerage Services
30-30	Lead-Based Paint Addendum
30-32	Third Party Financing Condition Addendum
30-33	Loan Assumption Addendum
30-34	Notice Pursuant to Third Party Financing Condition Addendum
30-36	Addendum for Reservation of Oil, Gas, and Other Minerals
30-37	Addendum for Short Sale

CH. 31 - HUD FORMS

31-1	HUD-1 Settlement Statement
31-3	HUD-1 (Borrower Information Only)
31-4	HUD-1 (Seller Information Only)
31-5	HUD-1A Settlement Statement (Transactions without Sellers)
31-6	HUD-1 Settlement Statement (old)
31-7	HUD-1 (Borrower Information Only) (old)
31-8	HUD-1 (Seller Information Only) (old)
31-9	HUD-1A Settlement Statement (Transactions without Sellers) (old)