



# NEQ - ARBROOK BLVD. & WAVERLY DR.

ARLINGTON, TX | TARRANT COUNTY | ARLINGTON I.S.D | LAND FOR SALE

AUSTIN FREET  
AFreet@db2re.com  
214.526.3626 x 120





## PROPERTY INFORMATION



SIZE:  
± 1.13 AC



TRAFFIC COUNTS:

I-20: 181,542 VPD  
Arbrook Blvd: 16,104 VPD



ZONING:  
CC - Community Commercial



UTILITIES:  
On Site

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	10,812	122,952	335,019
% Proj Growth 2023-2028	0.64%	0.22%	0.04%
2023 Average HH Income	\$82,696	\$91,023	\$91,274
2023 Median HH Income	\$62,380	\$65,047	\$66,361

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.  
Davidson & Bogel Real Estate, LLC 2023



3.1.5. TABLE OF ALLOWED USES

A. Residential Districts

TABLE 3.1-1: Allowed Uses – Residential Districts										
P = Permitted Use    S = Specific Use Permit    * = Supplemental Use Standards Apply										
		Residential								
Use Category	Use Type	RE	RS 20	RS 15	RS 7.2	RS 5	RM 12	RMF 22	VG	Supplemental Use Standards
RESIDENTIAL USES										
Household Living	Dwelling, duplex						P	P		
	Dwelling, live/work						P*	P*		3.2.1.A
	Dwelling, multi-family							P*		3.2.1.A
	Dwelling, single-family detached	P	P	P	P	P	P		P	
	Dwelling, townhouse						P	P		
	HUD-Code manufactured home   Mobile home									
Group Living	Assisted living facility (≤6 residents)	P	P	P	P	P	P	P	P	
	Assisted living facility (≥7 residents)	S	S	S	S	S	S	P	S	
	Boarding house   fraternity or sorority house   private dorm							P*		3.2.1.B
	Community home for disabled persons	P	P	P	P	P	P	P	P	
	Foster family home	P	P	P	P	P	P	P	P	
	Foster group home	P	P	P	P	P	P	P	P	
	Independent senior living facility							P*		3.2.1.B
	Nursing home						P*	P*		3.2.1.B
PUBLIC AND INSTITUTIONAL USES										
Community and Cultural Facilities	Art gallery or museum							P		
	Domestic violence shelter							P		
	Government administration and civic buildings	P	P	P	P	P	P	P	P	
	Philanthropic institution (other than listed)	S	S	S	S	S	S	S	S	
	Religious assembly	P	P	P	P	P	P	P	P	
Educational Facilities	Public or private school	P*	P*	P*	P*	P*	P*	P*	P*	3.2.2.
Parks and Open Space	Cemetery							S		
	Community garden	P	P	P	P	P	P	P	P	
	Public park or playground	P*	P*	P*	P*	P*	P*	P*	P*	3.2.2.

TABLE 3.1-1: Allowed Uses – Residential Districts										
P = Permitted Use    S = Specific Use Permit    * = Supplemental Use Standards Apply										
		Residential								
Use Category	Use Type	RE	RS 20	RS 15	RS 7.2	RS 5	RM 12	RMF 22	VG	Supplemental Use Standards
COMMERCIAL USES										
Agriculture	Animal production	P								
	Crop production	P								
Animal-related Services	Stables, commercial	S*							S*	3.2.3.A
Lodging Facilities	Bed and breakfast inn	S*	S	S*	S*	S*	S*	S*	S*	3.2.3.E
Personal Services	Day care center				S	S	S	P		
Recreation and Entertainment, Indoor	Private club, lodge or fraternal organization							S		
Recreation and Entertainment, Outdoor	Country club	S	S	S	S	S	S	S	S	
	Golf course	P	P	P	P	P	P	P	P	
	Marina	S	S	S	S	S	S	S		
Retail (Sales)	Nursery garden shop or plant sales	S*								3.2.3.I
INDUSTRIAL USES										
Transportation	Airport or landing field	S	S	S	S	S	S	S	S	
Utilities	Electric utility substation							P		
	Gas well	S	S	S	S	S	S	S	S	3.2.4.B
	Utility lines, towers or metering station	P	P	P	P	P	P	P	P	
	Telecommunication Facilities Building-mounted antennae and towers	P*	P*	P*	P*	P*	P*	P*	P*	3.2.4.C
	Telecommunication Facilities Towers ≤75 ft	S*	S*	S*	S*	S*	S*	S*	S*	3.2.4.C
	Stealth towers ≤100 ft									
	Telecommunication Facilities Towers >75 ft	S*	S*	S*	S*	S*	S*	S*	S*	3.2.4.C
Stealth towers >100 ft										

B. Non-Residential and Mixed-Use Districts

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts														
P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply														
Non-residential and Mixed-Use														
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
RESIDENTIAL USES														
Household Living	Dwelling, duplex													
	Dwelling, live/work		P*					P*				P*	P*	3.2.1.A
	Dwelling, multi-family							S*				P*	P*	3.2.1.A
	Dwelling, single-family detached													
	Dwelling, townhouse							S				P	P	
	HUD-code manufactured home   Mobile home													
Group Living	Assisted living facility (≤6 residents)							S						
	Assisted living facility (≥7 residents)							S						
	Boarding house   fraternity or sorority house   private dorm							P*						3.2.1.B
	Community home for disabled persons													
	Foster family home													
	Foster group home													
	Halfway house				S					S	S			
	Independent senior living facility							P*				P*	P*	3.2.1.B
	Nursing home				P	P								
PUBLIC AND INSTITUTIONAL USES														
Community and Cultural Facilities	Art gallery or museum	P	P	P	P	P	P	P	P	P	P	P	P	
	Correctional facility										S			
	Domestic violence shelter		P	P	P					P	P			
	Emergency shelter				P					P	P			
	Government administration and civic buildings	P	P	P	P	P	P	P	P	P	P	P	P	
	Mortuary  crematory   funeral chapel				P	P		P		P	P			
	Philanthropic institution (other than listed)	P	P	P	P	P	P	P	P	P	P	P	P	
	Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facilities	Business school		P	P	P	P	P	P	P	P	P	P	P	
	Public or private school	P	P	P	P	P	P	P	P	S	S	P	P	

TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts														
P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply														
Non-residential and Mixed-Use														
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
Health Care Facilities	Trade school					P		P	P	P	P			
	University   college   seminary		S	S	P	P	P	P	P	P	P	P	P	
	Hospital				P	P	P	P	P	P	P		P	
	Hospital, psychiatric				S	S								
	Medical or dental office or clinic	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Open Space	Cemetery		S	S	P					P	P			
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	
	Public park or playground	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES														
Agriculture	Animal production										P			
	Crop production				P	P				P	P			
Animal-related Services	Kennel, commercial				P*	P*				P	P			3.2.3.A
	Stables, commercial									P*	P*			3.2.3.A
	Veterinary clinic		P*	P*	P*	P		P*	P*	P	P	P*	P*	3.2.3.A
Auto Sales, Equipment, and Repair	Auto service center					S*	S*			S*	P			3.2.3.B
	Auto repair garage, major									S*	P*			3.2.3.B
	Car wash					S*				P	P			3.2.3.B
	Commercial parking garage							S				S	S	
	Gasoline sales				P	P	P		S	P	P			3.2.3.B
	Motor vehicle rental				P*	P	P		P	P	P			3.2.3.B
	Motor vehicle sales, new					P	P			P	P			
	Motor vehicle sales, used					S*				S*	P			3.2.3.B
Financial Services	Bank or Financial Institution		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.3.C
	Alternative Financial Institution		S*	S*	S*	S*	S*	S*		S*	S*			3.2.3.C
Food and Beverage Services	Bar							P*		P*	P*		P*	3.2.3.D
	Catering service			P	P	P	P	P		P	P		P	
	Restaurant		P	P	P	P	P	P	P	P	P	P	P	
	Restaurant, take-out and delivery only			P	P	P	P	P	P	P	P	P	P	
	Restaurant with drive-through			S	P*	P*	P*	S	P*	P*	P*			3.2.3.D
	Sidewalk cafe		P*	P*	P*	P*	P*	P*	P*			P*	P*	3. 3.6.M
Lodging Facilities	Bed and breakfast inn		S*	S*				P*				P*	P*	3.2.3.E
	Hotel, luxury		P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.3.E



Unified Development Code

City of Arlington, Texas

Article 3. Use Standards

Section 3.1.5

**TABLE 3.1-2: Allowed Uses – Non-residential and Mixed-Use Districts**  
P = Permitted Use S = Specific Use Permit \* = Supplemental Use Standards Apply

		Non-residential and Mixed-Use												
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
	Hotel, upper upscale				P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.3.E
	Hotel, upscale				S*	S*	S*	S*	S*	S*	S*	S*	S*	3.2.3.E
	Hotel, upper midscale				R*	R*	R*	R*	R*	R*	R*	R*	R*	3.2.3.E
	Hotel, midscale				R*	R*	R*	R*	R*	R*	R*	R*	R*	3.2.3.E
	Hotel, economy				R*	R*	R*	R*	R*	R*	R*	R*	R*	3.2.3.E
	Hotel, independent													3.2.3.E
	Hotel, convention		P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.3.E
	Overnight parking facility													3.2.3.E
	Trailer camp   RV park									P*				3.2.3.E
Mixed-Use	Mixed-use development or building							S*				P	P	3.2.3.K
Office, Business or Professional	Office, business or professional	P	P*	P	P	P	P	P	P*	P	P	P	P	3.2.3.F
	Telemarketing call center		P		P		P		P	P	P			
Personal Services	Bail bond service				S	S	S			P	P			
	Day care center		P	P	P	P	P	P	P	S	S	P	P	
	General personal services (other than listed)		P	P	P	P	P	P	P	P	P	P	P	
	Massage therapy clinic		P	P	P	P	P	P	P	P	P	P	P	
	Tattoo parlor or piercing studio				S	P				P	P			
Recreation and Entertainment, Indoor	Banquet hall				S*	S*								3.2.3.G
	Bingo parlor				S*	S*								3.2.3.G
	Billiard parlor				S*	S*								3.2.3.G
	Bowling alley				S*	S*		S*					S*	3.2.3.G
	Game room													
	Gun range (indoor)				S					P	P			
	Nightclub				S*	S*		P*		P*	P*		S*	3.2.3.G
	Private club   lodge   fraternal organization	S	P	P	P	P	P	P	P	P	P	P	P	
	Recreation, indoor (other than listed)				P*	P	P	P*	P	P	P		P*	3.2.3.G
	Skating rink				P*	P	P		P				P	3.2.3.G
	Teen club				P*			P*					P*	3.2.3.G
	Theatre, indoor				P*	P	P	P*	P			P*	P*	3.2.3.G
	Wedding chapel					P	P	P	S	P		P	P	
Recreation and	Country club	P	P	P	P	P	P	P	P	P	P		P	
	Golf course	P	P	P	P	P	P	P	P	P	P		P	

Unified Development Code

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Article 3. Use Standards

Section 3.1.5

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		Non-residential and Mixed-Use												
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards
Entertainment, Outdoor	Gun club, skeet, or target range (outdoor)									S	S			
	Major tourist attraction				P	S	S							
	Recreation, general outdoor (other than listed)				S	S	S	P		P	P			
	Marina		S	S	S					S	S			3.2.3.H
Retail (Sales)	Boat and accessory sales, rental and service					P	S			P	P			
	Building and landscaping materials and lumber sales				P*	P*	P*			P	P			3.2.3.I
	Farmer’s market							S*				S*		3.2.3.I
	General retail store (other than listed)		P	P	P	P	P	P		P	P	P	P	
	Firearm sales			P	P	P	P	P	P	P	P			
	Nursery, garden shop or plant sales				P*	P*	P*	P*		P	P			3.2.3.I
	Open-air vending							P*		P*	P*			3.2.3.I
	Package liquor store					P*				P*	P*			3.2.3.I
	Pawn shop				P	P				P	P			
	Second-hand goods store				P	P	P			P	P			
	Specialty paraphernalia sales				S	S				S	S			
		Swimming pool, spa and accessory sales and service				P	P		P		P	P		
Sexually Oriented Business	Sexually oriented business									P*	P*			3.2.3.J
INDUSTRIAL USES														
Industrial Service	Building maintenance sales and service									P*	P*			3.2.4.A
	Cleaners, commercial									P	P			
	Food processing				P*	P				P	P			3.2.4.A
	Heavy machinery rental, sales, and service									P	P			
	Medical or scientific research laboratory		P		P	P	P	P	P	P	P			
	Microbrewery   microdistillery   winery					P		S		P	P		P	
	Wrecker service				S*					P	P			3.2.4.A
Manufac-	Asphalt or concrete batch plant										S			



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		Non-residential and Mixed-Use													
Use Category	Use Type	L O	O C	N C	C C	G C	H C	D B	B P	L I	I M	N M U	R M U	Supplemental Use Standards	
Manufacturing	Custom and craft work				P*			P*	P	P	P		P*	3.2.4.B	
	Gas well	S	S	S	S	S	S	S	S	S	S	S	S	3.2.4.B	
	High-impact use										S				
	Manufacturing, light								P	P	P				
	Manufacturing, heavy										P				
	Salvage yard (indoor)									P	P				
	Salvage yard (outdoor)										S*			3.2.4.B	
Transportation-related Uses	Airport or landing field					S		S		S	S				
	Helipoint							S	S				S		
	Railroad yard, shop, or roundhouse										P				
	Transit passenger terminal				S	P		P		P	P	S	S		
Utilities	Electric generating plant					S		S		S	S				
	Electric utility substation			S	P	P		P		P	P				
	Radio or TV station or studio				P	P		P		P	P		P		
	Utility lines, towers or metering station	P	P	P	P	P	P	P	P	P	P	P	P		
	Utility installation other than listed				S	S		S		P	P				
	Telecommunication Facilities Building-mounted antennae and towers	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.4.C	
	Telecommunication Facilities Towers ≤75 ft Stealth towers ≤100 ft	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	3.2.4.C	
	Telecommunication Facilities Towers >75 ft Stealth towers >100 ft	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	3.2.4.C	
Wholesale Distribution and Storage	Cold storage plant									P	P				
	Contractors plant, shop and/or storage yards									P	P				
	Distribution center   warehouse								P	P	P				
	Self-storage facility				S*	S*		S*		P*	P*			3.2.4.D	
	Wholesale supply business				P*	P		P		P	P			3.2.4.D	







# ARBROOK BLVD. & WAVERLY DR.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**AUSTIN FREET**  
LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE

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## 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.*

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date