

### TEXAS ASSOCIATION OF REALTORS®

## **SELLER'S DISCLOSURE NOTICE**

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which

exceed the minimum dis	clos	ures	req	uire	d by	the	Code.							
									18	87 FM	1580			
CONCERNING THE PROPERTY AT			Fairfield, TX 75840											
DATE SIGNED BY SEI MAY WISH TO OBTAIN AGENT.	LLEI N. IT	R AI	ND NO	IS Ν ΓΑ	IOT WA	A S RRA	SUBSTITUTE FOR A NTY OF ANY KIND	NY BY	INS SEL	PECTI LER, \$	TION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	: Bl ' 01	THE	R R
Seller is V is not o	ccup	oying	g the	Pro	oper (ap	ty. It prox	f unoccupied (by Sell imate date) orne	er), ver c	how ccu	long s pied th	ince Seller has occupied the F e Property	²rop	erty	<u>'?</u>
Section 1. The Proper This notice does											r Unknown (U).) which items will & will not conve	V-		
Item	Y	N	U	1	It	em		Y	N	U	Item	Υ	N	U
Cable TV Wiring	1				Li	quid	Propane Gas:	1			Pump: sump grinder		/	
Carbon Monoxide Det.		/			I_L	P C	ommunity (Captive)				Rain Gutters		1	
Ceiling Fans	/				-L	P or	n Property	/			Range/Stove	V		
Cooktop		/			H	ot Tu	ıb		1		Roof/Attic Vents	V		
Dishwasher		1		]	In	terc	om System			-	Sauna	П	/	
Disposal		V	81		M	icrov	vave	/			Smoke Detector	V		
Emergency Escape Ladder(s)		/			Outdoor Grill					Smoke Detector - Hearing Impaired		1		
Exhaust Fans	6				Patio/Decking					Spa		1		
Fences	V		3	1	PI	umb	ing System	/			Trash Compactor	П	1	
Fire Detection Equip	1	Q	K		Po	ool			V		TV Antenna		V	
French Drain		-			Po	ool E	quipment		1		Washer/Dryer Hookup			
Gas Fixtures	1				Po	ool N	laint. Accessories		/		Window Screens	V		
Natural Gas Lines		V			Po	ool H	leater		V		Public Sewer System			
Item				Υ	N	U					nal Information			
Central A/C					V	]		nun	ber	of unit	s:			
Evaporative Coolers					1		number of units:							
Wall/Window AC Units				/			number of units:							
Attic Fan(s)				V			if yes, describe:							
Central Heat					V	1				of unit				
Other Heat				V	ļ	ļ	if yes, describe: wood burning stove							
Oven				/			number of ovens:				ric (gas) other:			
Fireplace & Chimney				1			gas log		mo	<del></del>	ther:			
Carport			(attached) not attached											
Garageattached				atta	chec									
Garage Door Openers				number of units:			1	number of remotes:	<u>-</u>					
Satellite Dish & Controls			11/			ownedleased from:								
Security System					<b>V</b>		ownedleased							
Solar Panels					V		ownedleased							
Water Heater				1			electric_(gas)		ner:		number of units:			
Water Softener owned leased f				tro	n:									
Other Leased Items(s)			- 1		1		if yes describe.							ł

(TAR-1406) 02-01-18 Rachel Anderson Real Estate, 415 Main Street Teague TX 75860

Initialed by: Buyer:

and Seller: Phone: 254.739.2942

Page 1 of 5 Fax: 254.739.5198

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Rachel Anderson

Penny York

187 FM 1580 Concerning the Property at Fairfield, TX 75840 Underground Lawn Sprinkler automatic manual areas covered: Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TAR-1407) Water supply provided by: city well MUD vco-op unknown other: Land T water Works Was the Property built before 1978? yes ✓no \_\_unknown (If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: a sphalt shingles Age: 9 years (approximate) Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_ yes \_vno \_\_ unknown Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Y Item Item Item Sidewalks Basement Floors Walls / Fences Ceilings Foundation / Slab(s). Interior Walls Windows Doors Other Structural Components Driveways Lighting Fixtures **Electrical Systems** Plumbing Systems **Exterior Walls** Roof If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition Condition Aluminum Wiring Previous Foundation Repairs Previous Roof Repairs **Asbestos Components** Diseased Trees: oak wilt Previous Other Structural Repairs **Endangered Species/Habitat on Property** Radon Gas Settling Fault Lines Hazardous or Toxic Waste Soil Movement Improper Drainage Subsurface Structure or Pits Intermittent or Weather Springs Underground Storage Tanks **Unplatted Easements** Landfill Lead-Based Paint or Lead-Based Pt. Hazards **Unrecorded Easements** Encroachments onto the Property Urea-formaldehyde Insulation Improvements encroaching on others' property Water Penetration Located in 100-year Floodplain Wetlands on Property (If yes, attach TAR-1414) Located in Floodway (If yes, attach TAR-1414) Wood Rot Present Flood Ins. Coverage Active infestation of termites or other wood (If yes, attach TAR-1414) destroying insects (WDI)

(TAR-1406) 02-01-18

Located in Historic District

Previous Flooding into the Structures

Previous Flooding onto the Property

Initialed by: Buyer:

and Seller: 18.0

Previous Fires

Previous treatment for termites or WDI
Previous termite or WDI damage repaired

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# Concerning the Property at \_\_\_\_\_

### 187 FM 1580 Fairfield, TX 75840

Historic P	roperty Designation		Termite or WDI damage needing repair	V
Previous	Use of Premises for Manufacture nphetamine	V	Single Blockable Main Drain in Pool/Hot Tub/Spa*	V
If the ansv	wer to any of the items in Section 3 is ye	s, explain (a	tach additional sheets if necessary):	
			1	
				•
	*A single blockable main drain m	ay cause a s	uction entrapment hazard for an individual.	
Section 4. which ha necessary	Are you (Seller) aware of any item, s not been previously disclosed in to septic repair from	equipment, his notice? Roker+	or system in or on the Property that is in need yes no If yes, explain (attach additional)	of repair, I sheets if
Section 5	. Are you (Seller) aware of any of th	e following	(Mark Yes (Y) if you are aware. Mark No (N)	if you are
not aware	2.)			
<u> </u>	Room additions, structural modificatio unresolved permits, or not in complian		alterations or repairs made without necessary pering codes in effect at the time.	rmits, with
			assessments. If yes, complete the following:	
	Name of association: Manager's name:		Phone:	
/	Fees or assessments are: \$	r the Propert association	Phone: Phone: and are: mandatory y? yes (\$ ) no , provide information about the other associations	voluntary below or
	with others. If yes, complete the follow	ing:	courts, walkways, or other) co-owned in undivide	
$-\frac{\sqrt{}}{\sqrt{}}$	Any notices of violations of deed restrictions.	ctions or go	vernmental ordinances affecting the condition or u	use of the
$-\frac{\checkmark}{\checkmark}$	Any lawsuits or other legal proceeding to: divorce, foreclosure, heirship, bank		ndirectly affecting the Property. (Includes, but is raxes.)	ot limited
- 🗸	Any death on the Property except for to the condition of the Property.	those deaths	caused by: natural causes, suicide, or accident	unrelated
/	Any condition on the Property which m	aterially affe	cts the health or safety of an individual.	
	hazards such as asbestos, radon, lead	-based paint er document	ation identifying the extent of the remediation (for	
- <b>√</b>	Any rainwater harvesting system locate water supply as an auxiliary water sour		perty that is larger than 500 gallons and that use	s a public
<b>V</b> /	The Property is located in a propane ga	s system ser	vice area owned by a propane distribution system i	etailer.
	Any portion of the Property that is locat	ed in a groui	ndwater conservation district or a subsidence distr	ict.
	,			

(TAR-1406) 02-01-18

Initialed by: Buyer: \_\_\_\_\_, , \_\_

and Seller:

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Concerning the Propert	y at	187 FM 1580 Fairfield, TX 75840	
		ain (attach additional sheets if necessar	y):
9.			
-			
Section 6. Seller h	as has not attached a surve	ev of the Property.	
Section 7. Within the regularly provide insp	last 4 years, have you (Seller)	received any written inspection rep nsed as inspectors or otherwise peri	oorts from persons who nitted by law to perform
Inspection Date T	ype Name of Ins	pector	No. of Pages
		ed reports as a reflection of the current of the current of the current of the bactions from inspectors chosen by the b	
		eller) currently claim for the Property:	
Homestead Wildlife Managen	Senior Citizen		
Wildlife Managen Other: <b>N</b> one	ment Agricultural	Disabled Ve Unknown	teran
insurance claim or a se	ettlement or award in a legal pro	s for a claim for damage to the Proceeds oceeding) and not used the proceeds	to make the repairs for
	9		
requirements of Chapte	er 766 of the Health and Safety	letectors installed in accordance wi	no or unknown, explain.
installed in accordar including performan	nce with the requirements of the build ce, location, and power source requi	-family or two-family dwellings to have work ding code in effect in the area in which the rements. If you do not know the building co act your local building official for more inform	dwelling is located, ode requirements in
family who will resid impairment from a lic the seller to install si	le in the dwelling is hearing-impaired eensed physician; and (3) within 10 da moke detectors for the hearing-impai	the hearing impaired if: (1) the buyer or a mo ; (2) the buyer gives the seller written evid ys after the effective date, the buyer makes red and specifies the locations for installations rs and which brand of smoke detectors to ins	ence of the hearing a written request for on. The parties may
the broker(s), has instruct	ted or influenced Seller to provide	true to the best of Seller's belief and t inaccurate information or to omit any m	naterial information.
Signature of Sellar	1-14	Signature of Seller	
Signature ot <b>⊅elle</b> r Printed Name:		B	
TAR-1406) 02-01-18	Initialed by: Buyer:,		Page 4 of 5
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#### ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: TXU	phone #:
Sewer:	phone #:
Water: Meter #2619107 LdT	phone #: 903-922-6873
Cable: Dish or Direct	phone #:
Trash: None	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane: Nelson tropane	phone #:
Internet:	phone #:

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

0			
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	



# TEXAS ASSOCIATION OF REALTORS®

# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTURY® IS NOT AUTHORIZED. @Texas Association of REALTORS®, Inc., 2004

co	NCERNING THE PROPERTY AT	187 FM 1580 Fairfield, TX 75840	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON F	ROPERTY:	
	(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown
	(2) Type of Distribution System: 5 Prinkler	heads	Unknown
	(3) Approximate Location of Drain Field or Distribution	_	Unknown
	(4) Installer:		Unknown
	(5) Approximate Age:		①Unknown
B.	MAINTENANCE INFORMATION:		,
j'	(1) Is Seller aware of any maintenance contract in effectives, name of maintenance contractor.  Phone: contract emust be in effect to operate sewer facilities.)		
	(2) Approximate date any tanks were last pumped?		
	(3) Is Seller aware of any defect or malfunction in the If yes, explain:	on-site sewer facility?	Yes No
	(4) Does Seller have manufacturer or warranty inform	ation available for review?	Yes No
C.	PLANNING MATERIALS, PERMITS, AND CONTRAC	CTS:	
	(1) The following items concerning the on-site sewer for planning materials permit for original instal maintenance contract manufacturer informat	lation 💹 final inspection when C	OSSF was installed
	(2) "Planning materials" are the supporting material submitted to the permitting authority in order to ob	ils that describe the on-site sew tain a permit to install the on-site s	er facility that are sewer facility.
,	(3) It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-	site sewer facility
ン (T/	R-1407) 1-7-04 Initialed for Identification by Buyer	, and Seller ,	Page 1 of 2
•	el Anderson Real Estate, 415 Main Street Teague TX 75860	Phone: 254.739,2942 Fex: 254.7	

	187 FM 1580	
Information about On-Site Sewer Facility concerning	 Fairfield, TX 75840	

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- <u>saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller Penny Lynn York	\- <u>23-20</u> 8 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



# **Information About Brokerage Services**

11-2-2015

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:
  - 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.

Rachel Anderson Real Esta	ate 0461326	rachelsrealestate@gmail.com	254-739-2942
Licensed Broker /Broker Firm Name Primary Assumed Business Name	or License No.	Email	Phone
Rachel Andersor	n 0461326	rachelsrealestate@gmail.com	903-388-4312
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer			