

# TEXAS ASSOCIATION OF REALTORS®

## SELLER'S DISCLOSURE NOTICE

STEXES Association of REALTORSS, Inc. 2016

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 aveged the minimum disclosures required by the Code.

6647 BAYOU GLEN  NOTE: THE PROPERTY AT Houston, TX 77057-1057													
DATE SIGNED BY SELLER AND IS NOT A MAY WISH TO OBTAIN, IT IS NOT A WARR. AGENT.						LER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE 'A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER RRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER							
Fluguar 2017	·· <del>·········</del>		iii)ii	<	ır	_ n	ever occupied the Proper	ŧΫ		since Seller has occupied the Pi	ropi	erty	?
Section 1. The Property har This notice does not ex-	as i stat	the dist	ite th	e ite	m ms	ark to i	ed below: (Mark Yes (Y) be conveyed. The contract w	, N rill c	o (N), letermi	or Unknown (U).) ne which items will & will not convey			*******
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(TAR-1406) 01-01-16			iitia	ıled	by:	Bu	/erand	Se	ller:	P. P. Fac: 713.463.668)	age	10	

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A.M. Real Estate, Inc., 9320 Westview, Suite 130 Hanston, TX 77085

Becky Ellis

# 6647 BAYOU GLEN

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(TAR-1406) 01-01-16

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### 6647 BAYOU GLEN Houston, TX, 77057-1057

If the answ	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	See Affactie D
	*A single blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, not been previously disclosed in this notice?yes _v_no If yes, explain (attach additional sheets if
necessary)	):
not aware	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
<b>V</b>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: Kerry Glen Council of Co-owners  Manager's name: Genesis Community Management Two Phone: 113-953-0508  Fees or assessments are: \$ 397.69 per Moule and are: mandatory voluntary  Any unpaid fees or assessment for the Property? yes (\$ ) no  If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
<u> </u>	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  Any optional user fees for common facilities charged?   yes  no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ <	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ <u>V</u>	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  If yes, attach any certificates or other documentation identifying the extent of the remediation (for example certificate of mold remediation or other remediation).
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
(TAR-1406)	01-01-16 Initialed by: Buyer: , and Seller: , ; Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com BAYOU

### 6647 BAYOU GLEN Houston, TX 77057-1057 Concerning the Property at If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): SECAHACHED Section 6. Seller has has not attached a survey of the Property. Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? \_\_yes \_\_no if yes, attach copies and complete the following: Inspection Date Type Name of Inspector No. of Pages Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer. Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: Senior Citizen Homestead Disabled \_\_\_ Agricultural Wildlife Management Disabled Veteran Other: Unknown Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? \_\_yes \_/no Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes vno If yes, explain: Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* unknown no vyes. If no or unknown, explain, (Attach additional sheets if necessary): \*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date. the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

(TAR-1406) 01-01-16

Initialed by: Buyer:

\_and Seller: 100

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BAVOU

### 6647 BAYOU GLEN Houston, TX 77057-1057

Concerning the Property at	Houston, TX 77057-1057
the broker(s), has instructed or influenced Seller to provide in	rue to the best of Seller's belief and that no person, including naccurate information or to omit any material information.
Rebour Bausin 3-36-19	Signature of Seller Date
	Olgitatal 5 of Golde
Printed Name:	Printed Name:
ADDITIONAL NOTICES TO BUYER:	
registered sex offenders are located in certain zip code	tabase that the public may search, at no cost, to determine if areas. To search the database, visit <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a> . certain areas or neighborhoods, contact the local police
mean high tide bordering the Gulf of Mexico, the properties of Act (Chapter 61 or 63, Natural Resources C	rd of the Gulf Intracoastal Waterway or within 1,000 feet of the perty may be subject to the Open Beaches Act or the Dune ode, respectively) and a beachfront construction certificate or improvements. Contact the local government with ordinance or more information.
(3) If you are basing your offers on square footage, m independently measured to verify any reported information	easurements, or boundaries, you should have those items ion.
(4) The following providers currently provide service to the	property:
Electric:	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
(5) This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PR	r as of the date signed. The brokers have relied on this notice be false or inaccurate. YOU ARE ENCOURAGED TO HAVE ROPERTY.
The undersigned Buyer acknowledges receipt of the foregoing	ng notice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:
Timed Name.	

Property: 6647 Bayou Glen, Houston, TX. 77057

#### Section 3.

The condo ("Property") is located on the top third floor of a multi-condo complex building facing Buffalo Bayou. Flood insurance is not currently required on the individual condo unit for financing purposes due to its elevation nor has it ever flooded. The first floor underground basement parking (which faces the bayou) did flood with ~5-6 feet of water for the first time since the structure was built in 1967. The building and condo was accessible during the storm because the main building entrances are at street level which did not flood. During the storm, the building generally did not lose electricity, water or air conditioning and all streets in the Kerry Glen gated community were accessible to Woodway.

The three-story multi-condo structure is located in the 100-year flood plain. The HOA maintains flood insurance on the building structure and its common areas. The elevator between the 3 floors however was damaged from the flood and has been repaired and upgraded.

The HOA is responsible for roof repairs. There were two minor roof leaks after some major storms that stained some sheetrock on the condo ceiling that was repaired by the HOA in 2016.

### Section 5.

Common facilities include the buildings, equipment, grounds and landscaping, a guard gate, recreational areas, pool and laundry facilities, elevators, a chiller system, water facilities and central laundry facilities among other items. The HOA is responsible for maintenance of all the common facilities.

The monthly assessment includes building property insurance (including owner's interior buildouts for fire as defined in the policy), common area taxes, security, maintenance and repairs to all the common facilities as well as all utilities including electricity, gas, water, sewer and cable services. The condo, however, is one of a few condos in the complex that has its own HVAC system and individual air controls and therefore not part of the central chiller system. The owner is responsible for the maintenance of this individual HVAC system, however, the HOA pays all electricity.

There has never been a special assessment since the building was built in 1967.