

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT					1723 Finney Knoll Lane											
THIS NOTICE IS A DISCLOSURE OF ANY					Spring, TX 77386-4260 ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE OT A SUBSTITUTE FOR ANY INSPECTIONS OF WARRANTIES.											
DATE SIGNED BY S	FIL	.US	UK	E ()FS	ELL	.E	R'S KNOWLEDGE C	F T	HE	CC	IDNC	TION OF THE PROPERTY AS			
MAY WISH TO OBTA	IN	LIV 10	AINI N S	OT.	2 N	OI /	A	SUBSTITUTE FOR	AN۱	/ IN	SF	ECT	TION OF THE PROPERTY AS IONS OR WARRANTIES THI SELLER'S AGENTS, OR AN	5 O	FT	HE
AGENT.	111 4,	11 1	3 IN	Οį	ΑV	VAK	ĸκ	ANTY OF ANY KIND) BY	SE	LL	ER.	SELLER'S AGENTS OF AND	≈ B	UΥ	ER
College												·	THE PROPERTY OF ANY	rO	111	ER
seller 1 is _ is not	OCCL	ıpyiı	ng t	he	Prop	perty	у.	If unoccupied (by Sel	llar\	hos			the Control			
***************************************					(appi	го	ximate date) or ne	ver.	OCC!	י מנו	ung :	since Seller has occupied the F	>ro;	pert	ty?
Section 1. The Prope	arfv	hoe	the	. 14.							•					-
This notice does	not	esta	blist	h th	e ite.	me t	11 K	ed below: (Mark Ye	s (Y), N	o (N), c	r Unknown (U),)			
Item					- NO			oe conveyea. The contr	act v	vill d	ets	rmine	or Unknown (U).) So which items will & will not conve	ν.		
Cable TV Wiring		1	11	7	L	1101	11		Y	IN		U	Item			
Carbon Monoxide Det.	1	-	4	_	L	Liqu	uic	l Propane Gas:	1-	17	+		D	Y		
Ceiling Fans	14	 		_	L	<u>-LP</u>	C	ommunity (Captive)	†	1		7	Rain Gutters	Ш	1	1
Cooktop	1	┼	4	_	L	-LP	O	n Property	_	1	+-			1		
Dishwasher	1	ـ		4	L	Hot	T	ub	†	1	+		Range/Stove	2	~	1
Disposal	11	ـــ	↓_	_	L	Inter	rc	om System	1	1	╁	-	Roof/Attic Vents	1		
	LX.	<u> </u>	_			Micr	O	wave	1	 •	+-		Sauna		1	
Emergency Escape Ladder(s)		١,				Outo	do	or Grill	 -	 	+	\dashv	Smoke Detector	1		
Exhaust Fans	ļ.,	1	_		L					1		-	Smoke Detector - Hearing			,
Fences	V		L			Patic	0/[Decking	7	- -	┝		Impaired	\perp		1
	1				Division			1	<u> </u>	-	\dashv	Spa			1	
Fire Detection Equip.	7		V			Pool			•	/	-	\dashv	Trash Compactor		1	
French Drain		V]	F	Pool	E	quipment				-	TV Antenna].	/	
Gas Fixtures	1			7	F	001	M	aint. Accessories		'		-	Washer/Dryer Hookup	1		
Natural Gas Lines	1]	F	ool	Н	eater		-		-	Window Screens	7		
				-						~_1		J [Public Sewer System .	1		
Item				Y	N	U	ī									
Central A/C				1	1	1	7	✓ electric 🌠 gas ı		A	20	ition	al Information			
Evaporative Coolers					1	 	7	number of units: கி	nuin	ber	힌	units	: 2			
Wall/Window AC Units					1	_	7	number of units: G		10.	-	-	With the same of t			\neg
	Attic Fan(s)				1	19	7	if yes, describe:	440	-	1					\neg
Central Heat				1	Ť	+-	+				<u> </u>					
Other Heat					1	8	+	electric / gas r if yes, describe:	lum	oer (OT	units	2			\neg
Oven				7	T	+	+	number of ovens:	-		-					\neg
Fireplace & Chimney	replace & Chimney				WHITE OF		-	lectri	- gao Ottigi.			\neg				
Carport					1	 	十			moc	K	_ot	er:			
Garage			7	~	<u> </u>	†	+	7.77						F Strame		7
Garage Door Openers				1	_			✓attached not at number of units:	uacr	160						ヿ
Sátellite Dish & Controls			\neg	_	7		╁		-			nı	mber of remotes:		······	\neg
Security System			+	7	<u> </u>		╁	owned leased			-					\dashv
Solar Panels			+	-			┦┛	owned leased						at Marian		\dashv
Vater Heater			+	一	<u> </u>		-	owned leased f				-				-
Vater Softener			+	4	,		-		othe				number of units: 2	*****		\dashv
Other Leased Items(s)			+		✓		L	owned leased f	rom	:				-	-	\dashv
						1	Li	yes, describe:			_	1	DS	-	-	-
TAR-1406) 02-01-18		lni	tiale	d b	v· Ri	ıyer:			~ ··	7	V	1	42			┙
E/MAX Legends, 5916 FM 2926, Suite A Spronnic Matthews	ing TX	77388					-	, and			2		Page	1 of	5	
·	Produ	ced w	ilh zip	Form	⊕ by z	pLogb	x 1	8070 Fifteen Mile Roed, Freser, Mi	ichigan	100e:		.440.790 Ww.zlo	polix.com Brysen,			
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Concerning the Property at		1723 Finney Knoll Lane Spring, TX 77386-4260									
Underground Lawn Sprinkler	117	autom:									
Septic / On-Site Sewer Facility		✓ automatic manual areas covered: ALL If yes, attach Information About On-Site Sewer Facility (TAR-1407)									
Water supply provided by city well	/ / 5 / 1 / 5	<i>y</i> = 0, and	aci i i i i i i i i i i i i i i i i i i	JII A	bout O	1-Site Sewer Facility (TAR-	1407)				
Water supply provided by:city well Was the Property built before 1978?y (If yes, complete, sign, and attach TA	MUD MUD	co-o	p unknowi	n	other:						
(If yes, complete, sign, and attach TA	AR-1906 c	unkn	lown								
Roof Type:	" \- 1000 C	MITTED TOO	ng lead-based	d pai	int haz	ards).					
Is there an overlay roof covering on t	the Prope	rty (ehir	ngles or made	2	V>.	(a	pproxi	mate			
covering)?yesnounknown	1 TOPC	arty (arm	ingles of 100	ı co	venng	placed over existing shin	gles c	r ro			
Are you (Seller) aware of any of the item											
Are you (Seller) aware of any of the item are need of repair?yes_/ no If yes, d	ns listed li	n this Se	ection 1 that a	are i	not in v	vorking condition, that have	e defe	cts			
are need of repair?yes / no If yes, d	iescribe (a	attach ad	iditional shee	ts if	necess	ary):		o.o,			

		····									
Section 2. Are you (Sallar) aware of an											
Section 2. Are you (Seller) aware of an aware and No (N) if you are not aware.)	ny defects	s or mai	functions in	any	of the	following?: (Mark Yes (Y) if vo	u ar			
ltom						, , ,	, , .				
Basement	Item			Y	N	Item		Y I			
Collings	Floors			T		Sidewalks					
7000	Foundation	on / Slab	(s)	T	7	Walls / Fences		-			
Drivova and T	Interior W				7	Windows		 -			
Hootein-I Court	Lighting F				7	Other Structural Componer	ate -	+=			
Vtorios Malla	Plumbing	Systems	S·		7		ns				
- Aconor Walls	Doof							- 1			
f the answer to any of the Items in Section					***************************************						
f the answer to any of the Items in Section ection 3. Are you (Seller) aware of any ou are not aware.)	2 is yes,				***************************************		d No (N) H			
f the answer to any of the items in Section Section 3. Are you (Seller) aware of any ou are not aware.)	2 is yes,		g conditions	: (M	***************************************						
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Conce	ning the Prop	erty at		1723 Finney Knoll Lane Spring, TX 77386-4260	
Historic	Property Des	ionation			
Previou	s Use of Prem	ises for Manufacture		Termite or WDI damage needing repair	
Oi Weth	ampnetamine			Single Blockable Main Drain in Pool/Hot Tub/Spa*	
If the ar	iswer to any o	f the items in Section 3 is ye	es, explain (a	ttach additional sheets if necessary):	
				<u>U</u> ,	
	*A sir	ngle blockable main drain m	av causa a c	uction entrapment hazard for an individual.	
Section	4. Are voll	Soliori mum - #			_
necessa	ry):	previously disclosed in t	his notice?	or system in or on the Property that is in need of region yes no If yes, explain (attach additional she	epai
<u> </u>					
Section not awar	5. Are you (; e.)	Seller) aware of any of the	e following	(Mark Yes (Y) if you are aware. Mark No (N) if you	u are
Y N		•			
	Room addl unresolved	tions, structural modification permits, or not in compliance	ns, or other a	alterations or repairs made without necessary permits, ng codes in effect at the time.	with
	Homeowne Name o	ers' associations or maintenant association:	ance fees or	assessments. If yes, complete the following: denitalPhone: 281-430-4160	
C 1°t	Manage	er's name: First Ser	vice Resid	denitalPhone: 281-430-4160	
<u> </u>	Any unj	paid fees or assessment for roperty is in more than one	the Property	ner Vear	ntary
				courts, walkways, or other) co-owned in undivided inte	
,				rged?yes no If yes, describe:	
	•			ernmental ordinances affecting the condition or use of	
<u>x</u>		the state of the s	PICY, GIIG LAX	directly affecting the Property. (Includes, but is not lim	
	Any death o to the condit	n the Property except for th ion of the Property.	ose deaths	caused by: natural causes, suicide, or accident unrela	ated
	Any condition	n on the Property which ma	terially affect	s the health or safety of an individual.	
	hazards such if yes, at	or treatments, other than ro h as asbestos, radon, lead-t	utine mainte pased paint, (r documental	nance, made to the Property to remediate environment urea-formaldehyde, or mold.	
	Any rainwate	The restriction of other	on the Pron	orry. erty that is larger than 500 gallons and that uses a put	
. ∠_				20 Grod owned by a service of the service of	
	Any portion o	of the Property that is located	d in a ground	ce area owned by a propane distribution system retailer. water conservation district or a subsidence district.	•
				Ds Control district,	
TAR-1406) ()2-01-18	Initialed by: Buyer:		_ and Seller: AB) 7 Page 3 o	· -

n the answer to a	ny of the items in S	Section 5 is yes, expla	Spring, TX 7	/386-4260 I sheets if necessary):	
Montgomery C	Ounty is in a		(attach additiona	i sheets if necessary);	
	ouncy is in a	subsidence dis	trict		

Section 6. Seller	has has no	ot attached a surve	y of the December		
Section 7. Within	n the last 4 warm				
regularly provide	inspections and	, nave you (Seller)	received any writi	en Inspection reports	from persons
inspections?y	es no If yes, att	ach copies and com	ised as inspectors	en inspection reports or otherwise permitted	d by law to per
Inspection Date	Туре	Name of Insp	and lonewing.		
		ivame of msp	Dector		No. of Pa
Note: A	buyer should not re	alv on the above-cited	d reports so a roff-	ion of the current conditi	
		The Column High	JUULIS IILOITI INSNAMTA	re chanan hudba biii	ion of the
Section 8. Check	ABV tay avamusi -			is unosen by the buyer.	
✓ Homestead	agement	n(s) which you (Sell Senior Citizen Agricultural	ier) currently claim	for the Property:	
Wildlife Man	agement	Agricultural		Disabled	
Other:				Disabled Veteran Unknown	
Section 9. Have	VOU (Seller) av	or filed a dis		Onknown	
Section 10. Have y	ou (Seller) ever r	received proceeds	for a claim for da	the Property with	(for example
Section 10. Have y	ou (Seller) ever r	received proceeds	for a claim for da	mage to the Property	(for example
Section 10. Have y	ou (Seller) ever r	received proceeds	for a claim for da		(for example
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Section 10. Have your insurance claim or which the claim was section 11 Does the	ou (Seller) ever r a settlement or a s made? yes _	received proceeds ward in a legal proc no If yes, explain:	for a claim for da seeding) and not us	mage to the Property sed the proceeds to ma	(for example, ake the repairs
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Concerning the Property at	1723 Finney Knoll Lane Spring, TX 77386-4260
ADDITIONAL NOTICES TO BUYER:	233 7230
(1) The Texas Department of Public Safety maintains a registered sex offenders are located in certain zip of For information concerning past criminal activity department.	a database that the public may search, at no cost, to determine if code areas. To search the database, visit www.txdps.state.tx.us . in certain areas or neighborhoods, contact the local police
Protection Act (Chapter 61 or 63 Natural Bosource	ward of the Gulf Intracoastal Waterway or within 1,000 feet of the Property may be subject to the Open Beaches Act or the Dune & Code, respectively) and a beachfront construction certificate or or improvements. Contact the local government with ordinance is for more information.
continue windstorm and hail insurance. A certificate o	is state designated as a catastrophe area by the Commissioner erty may be subject to additional requirements to obtain or f compliance may be required for repairs or improvements to the <i>Information Regarding Windstorm and Hail Insurance for</i> Texas Department of Insurance or the Texas Windstorm
available in the most recent Air Installation Comp for a military installation and may be accessed or county and any municipality in which the military instal	•
(5) If you are basing your offers on square footage, independently measured to verify any reported information.	neasurements, or boundaries, you should have those items
(6) The following providers currently provide service to the	Property:
^	
Electric: Coudcllution Sewer: EDP Water: EDP	phone #;
Water: FDP	phone #:
Cable: Courses / Visit	
Cable: Comcast /X-finity Trash:	phone #:
Trash: Natural Gas: Cuterpaint	phone #:
Phone Company	phone #:
Phone Company: Concast Propane: NA	priorie #.
Internet: Concust / Yhim	phone #:
Milenier, Condust / Shirt	phone #:
AN INSPECTOR OF YOUR CHOICE INSPECT THE PI	
The undersigned Buyer acknowledges receipt of the foregoing	ng natice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:
(TAR-1406) 02-01-18	
	Page 5 of 5
Produced with zlpForm® by zlpLoglx 18070 Fifteen Mile Ro	ad, Fraser, Michigan 48026 www.zipLogk.com Bryson, Angelina

Thank you for submitting an offer on our listing! Below, please find helpful information for completing your offer. We look forward to working with you!

CONTRACT/TITLE INFORMATION

Preferred Title Company

Great American Title, Erien Alexander. 2204 Timberloch Place #100. 281-475-4900.

Earnest Money

A minimum of 1% of the sales price is preferred.

Option Fee & Option Period

A \$250 option fee is preferred for a 10 day option period.

Exclusions

Please be sure buyer signs the Exclusions List and that all exclusions are listed on Page 1 of the buyer's contract offer.

Non-Realty Items

If buyer is asking for any non-realty items to stay with the home, please be sure a Non-Realty Items Addendum is included with your offer, regardless of whether the items are listed on MLS as staying!

Preapproval Letter/Proof of Funds

Please be sure to include the buyer's preapproval letter or proof of funds along with their offer. Please include buyer's lender information, if it is not on the preapproval letter itself.

LISTING BROKER INFORMATION

RE/MAX Legends 5910 FM 2920, Suite A Spring, TX 77388 281-440-7900 (office) 281-355-7500 (fax) homes@ronnieandcathy.com

Broker License #: 9005697

Listing Agent: Ronnie Matthews (License # 0199394) **Licensed Supervisor:** Beth Lovell (License #0545658)