

## 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 disclosures required by the Code.

109 Avonlea Dr The Woodlands, TX 77382

CONCERNING THE PROPERTY AT
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.
Seller is x_ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

## Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	N	U
Cable TV Wiring	Х		
Carbon Monoxide Det.	Х		
Ceiling Fans	Х		
Cooktop		Х	
Dishwasher			
Disposal	Х		
Emergency Escape Ladder(s)		x	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.	Х		
French Drain		Х	
Gas Fixtures	Х		
Natural Gas Lines	Х		

Item	Υ	N	J
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Х		
Outdoor Grill			
		Х	
Patio/Decking	Х		
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Χ	

Item	Υ	N	U
Pump: sump grinder		Χ	
Rain Gutters	Χ		
Range/Stove	Х		
Roof/Attic Vents	Χ		
Sauna		Χ	
Smoke Detector	Χ		
Smoke Detector - Hearing Impaired			х
Spa		Х	
Trash Compactor		Х	
TV Antenna		Х	
Washer/Dryer Hookup	Х		
Window Screens			Х
Public Sewer System	Χ		

Item	Υ	N	U	Additional Information
Central A/C	Х			X electric gas number of units: 1
Evaporative Coolers		Х		number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)		Х		if yes, describe:
Central Heat	Χ			electric _X_ gas _number of units:
Other Heat		Х		if yes, describe:
Oven	Х			number of ovens: 1 electric gas other:
Fireplace & Chimney	Χ			woodgas logs mockother: _Gas_glass_rocks
Carport		Х		attached not attached
Garage	Χ			x_attached not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: 1
Satellite Dish & Controls		Х		owned leased from:
Security System		Х		ownedleased from:
Solar Panels		Х		ownedleased from:
Water Heater	Х			electric x_ gas other: number of units: _1
Water Softener		Х		ownedleased from:
Other Leased Items(s)		Х		if yes, describe:

(TAR-1406) 02-01-18

Initialed by: Buyer: \_

and Seller: MSM Phone: (972)849-1680

Page 1 of 5 Contracts Concerning the Property at

(TAR-1406) 02-01-18

109 Avonlea Dr The Woodlands, TX 77382

Underground Lawn Sprink Septic / On-Site Sewer Fac	۱۵۳												
Septic / On-Site Sewer Fac	ier		X	<u> </u>	auto	matic		manual a	rea	as cov	vered:		
									١bc	out On	-Site Sewer Facility (TAR-140	7)	
Water supply provided by: Was the Property built before (If yes, complete, sign, Roof Type: Composite	ore 19 , and a	78? _ attach	_ yes TAR-	no _ 1906 co	x un oncer	know ning Age:	n lead 5	d-based pa	ain	t haza	urds). (appro		
Is there an overlay roof covering)? yes x_ no _			n the	Prope	rty (s	shing	les (	or roof c	OV	ering	placed over existing shingles	or i	oof
Are you (Seller) aware of are need of repair? yes											vorking condition, that have deary):	efects	, or 
Section 2. Are you (Sello aware and No (N) if you a	-		-	defect	s or ı	malfu	unct	ions in a	ny	of the	e following?: (Mark Yes (Y) if	you	are
Item	Υ	N	Ite	em					Υ	N	Item	Υ	N
Basement		Х	FI	loors						Х	Sidewalks		Х
Ceilings		Х	F	oundati	on / S	Slab(s	s)				Walls / Fences		Х
Doors		Х	In	terior V	Valls					Х	Windows		Х
Driveways		Х	Li	ghting I	Fixtur	es				Х	Other Structural Components		Х
Electrical Systems		Х	Р	lumbing	Syst	tems				Х			
Exterior Walls		Х	R	oof						Х			
					, expl								
Section 3. Are you (Sell-you are not aware.)	er) aw	vare o	of any	of the		wing		nditions:	(N	lark Y	es (Y) if you are aware and	No (N	l) if
you are not aware.)	er) aw	/are o	of any	of the	follo		g co			lark Y	es (Y) if you are aware and		
you are not aware.)  Condition	er) aw	are o	of any	of the		owing N X	g co	Condition	· •			No (N	N
you are not aware.)  Condition  Aluminum Wiring	er) aw	vare d	of any	of the	follo	N X	g cor	Condition Previous F	Ι - Οι	undatio	on Repairs		N X
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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

and Seller:

Initialed by: Buyer: \_

Concerning the Property at  $\underline{\frac{109 \text{ Avonlea Dr The Woodlands, Tx } 77380}{}}$ 

Historic F	Property Designation		Termite or WDI damage needing repair	
Previous	Use of Premises for Manufacture mphetamine	x	Single Blockable Main Drain in Pool/Hot Tub/Spa*	x
If the ans	swer to any of the items in Section 3 is ye	s, explain (	attach additional sheets if necessary):	
which ha	4. Are you (Seller) aware of any item,	equipment his notice	suction entrapment hazard for an individual.  i, or system in or on the Property that is in need?  yes x_ no If yes, explain (attach additional)	
Section and awar	· · · · · ·	e followin	g (Mark Yes (Y) if you are aware. Mark No (N)	if you are
X	Room additions, structural modification unresolved permits, or not in compliar		er alterations or repairs made without necessary pe ilding codes in effect at the time.	ermits, with
<u>x</u>	Manager's name: Laurie Olive Fees or assessments are: \$ 268. Any unpaid fees or assessment for	er 84 or the Prope	or assessments. If yes, complete the following:	
<u>x</u>	with others. If yes, complete the follow	/ing:	is courts, walkways, or other) co-owned in undividencharged? yes no If yes, describe:	
_ <u>X</u>	Any notices of violations of deed restrictions.	rictions or (	governmental ordinances affecting the condition or	use of the
X_	Any lawsuits or other legal proceeding to: divorce, foreclosure, heirship, bank		or indirectly affecting the Property. (Includes, but is d taxes.)	not limited
X_	Any death on the Property except for to the condition of the Property.	those dea	ths caused by: natural causes, suicide, or acciden	t unrelated
X_	Any condition on the Property which n	naterially a	ffects the health or safety of an individual.	
X_	hazards such as asbestos, radon, lea	d-based pa her docum	entation identifying the extent of the remediation (fo	
X_	Any rainwater harvesting system loca water supply as an auxiliary water sou		Property that is larger than 500 gallons and that us	es a public
X_	The Property is located in a propane g	as system s	service area owned by a propane distribution system	ı retailer.
<u>X</u> _	Any portion of the Property that is loca	ated in a gr	oundwater conservation district or a subsidence dis	strict.

(TAR-1406) 02-01-18

Initialed by: Buyer: \_\_\_\_\_, \_\_\_ and Seller:  $\stackrel{\circ s}{\hbar \Sigma \hbar}$ 

	-	ea Dr The Woodland			
If the answer to any	of the items in Sect	ion 5 is yes, explain (a	ittach additional shee	ets if necessary):	
Section 6 Soller	has Y has not	attached a survey of	the Property		
Section 7. Within t regularly provide in	he last 4 years, h spections and wh	ave you (Seller) rec	eived any written in I as inspectors or o	nspection reports fro therwise permitted b	
Inspection Date	Type	Name of Inspect			No. of Pages
mopositori Bate	.,,,,,	Traine of mepoor	<u> </u>		Troi or r agos
	-	on the above-cited re chould obtain inspectio	•	of the current condition	n of the
Section 8. Check a	ny tax exemption	(s) which you (Seller)	currently claim for		
Homestead	t	Senior Citizen	_	_ Disabled	
Other:	gement	Agricultural	_	_ Disabled Veteran Unknown	
					!
		i ilitu a ciallii i	for damage to t	ne Property With	anv insurance
provider? yes x	• •	i illed a ciallii i	for damage to t	he Property with	any insurance
provider? yes x Section 10. Have you insurance claim or a	no ou (Seller) ever re a settlement or av	eceived proceeds forward in a legal procee	r a claim for dama eding) and not used	ge to the Property ( the proceeds to make	for example, an
section 10. Have you insurance claim or which the claim was section 11. Does the	e Property have apter 766 of the h	eceived proceeds for vard in a legal proceed no lf yes, explain:	r a claim for dama eding) and not used	ge to the Property (	(for example, and the the repairs for smoke detector
Section 10. Have you insurance claim or a which the claim was section 11. Does the requirements of Ch (Attach additional sheet installed in account including performance).	e Property have apter 766 of the Health and Safetordance with the requiremente, location, and	eceived proceeds forward in a legal proceed no If yes, explain: working smoke detected and Safety Co	r a claim for dama eding) and not used ectors installed in a de?* X unknown	accordance with the no yes. If no or u	for example, and the repairs for smoke detector unknown, explain.
Section 10. Have your insurance claim or a which the claim was section 11. Does the requirements of Ch (Attach additional should be shou	e Property have apter 766 of the Health and Safet and	working smoke detective detectors for the grand in a legal process.  In order of the suilding a power source requirements of the building a power source requirements for the grand (3) within 10 days a grand (3)	r a claim for dama eding) and not used eding) and not used ectors installed in a de?* X unknown	accordance with the no yes. If no or under the buyer or a member of the buyer makes a written tions for installation. The	for example, and the repairs for smoke detector unknown, explain.  The detectors of the buyer's the hearing of the request for
Section 10. Have you insurance claim or a which the claim was section 11. Does the requirements of Ch (Attach additional should be seller to insurance the seller to insurance the seller to insurance who will be seller acknowledges the broker(s), has insurance to section the seller to insurance who will be seller acknowledges the broker(s), has insurance who insurance the seller to insurance who will be seller acknowledges the broker(s), has insurance claim or a which the claim was seller to insurance who will be seller to insurance the seller t	e Property have apter 766 of the Health and Safer and	working smoke detections and the hearing-impaired in this notice are trued Seller to provide in a legal process.	r a claim for dama eding) and not used eding) and not used ectors installed in a de?* x unknown	accordance with the no yes. If no or under the buyer or a member of the buyer makes a written tions for installation. The	smoke detector unknown, explain.  ke detectors g is located, uirements in  of the buyer's the hearing n request for parties may  person, including information.
Section 10. Have you insurance claim or a which the claim was section 11. Does the requirements of Ch (Attach additional should be selled in account of the seller to install agree who will be seller acknowledges the broker(s), has insurance of the seller to install agree who will be seller acknowledges the broker(s), has insurance of the seller to install agree who will be seller acknowledges the broker(s), has insurance of the seller to install agree who will be seller acknowledges the broker(s), has insurance of the seller to install agree who will be seller acknowledges the broker(s), has insurance of the seller to install agree who will be seller acknowledges the broker(s).	e Property have apter 766 of the Health and Safer and	eceived proceeds for yard in a legal process.	r a claim for dama eding) and not used eding) and not used ectors installed in a de?* x unknown	accordance with the no yes. If no or use the buyer or a member of the buyer makes a written tions for installation. The ke detectors to install.	smoke detectors and set the repairs for smoke detectors and set of the buyer's and the hearing an request for parties may person, including information.
Section 10. Have you insurance claim or a which the claim was section 11. Does the requirements of Ch (Attach additional sheet in your area of the family who will impairment from the seller to insurance who will be seller acknowledges the broker(s), has insurance insurance of the seller to insurance who will be seller acknowledges the broker(s), has insurance insurance of the seller to insurance who will be seller acknowledges the broker(s), has insurance of the seller to insurance who will be seller acknowledges the broker(s), has insurance of the seller to insurance of the seller	e Property have apter 766 of the Heets if necessary):  the Health and Safet ordance with the required appear appear to install reside in the dwelling a licensed physician tall smoke detectors ear the cost of installing that the statement structed or influence	working smoke detectors for the hearing-impaired; (2); and (3) within 10 days a for the hearing-impaired and the smoke detectors are the Seller to provide in a 4/17/2019  Date	r a claim for dama eding) and not used eding) and not used ectors installed in a de?* x unknown	accordance with the no yes. If no or use to have working smoore in which the dwelling with the building code requal for more information.  The buyer or a member of the buyer makes a written evidence of the buyer makes a written too for installation. The ke detectors to install.  The belief and that no or to omit any material	smoke detector unknown, explain.  ke detectors g is located, uirements in  of the buyer's the hearing n request for parties may  person, including information.

Concerning the Property at 109

109 Avonlea Dr The Woodlands, Tx 77382

## **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: Entergy	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas: Centergy	phone #:
Phone Company:	phone #:
Propane:	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.

Signature of Buyer	Daf	e Signature of Buyer	Date
Printed Name:		Printed Name:	
(TAR-1406) 02-01-18	Initialed by: Buyer:	, and Seller: $M_{\mathcal{S}^{\mathcal{M}}}$ , $M_{\mathcal{S}^{\mathcal{M}}}$	Page 5 of 5