

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 disclosures required by the Code.

CONCERNING THE P	RC	PE	ER'	TY A	Τ_	24	37 Pubble Lodge	<u>. L</u>	n,	Fr	il1	dswood TX 77546			
AS OF THE DATE S	SIG UY	NE ER	D M	BY 1AY Y	SE VIS	LLE 3H T	R AND IS NOT A O OBTAIN. IT IS	4 5	SUE	38	TI	HE CONDITION OF THE PRO FUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY	ONS	C	R
Seller ☐ is ☑ is not the Property? ☐	0	CCL	ру	/ing 1	the	Pro	perty. If unoccupie (a	d (ppr	by oxi	Se ma	lle ate	r), how long since Seller has date) or Y never occu	occı pied	apie It	ed he
Section 1. The Prope This notice does not es	e rty stab	ha lish	is th	the i	ten ns t	ıs n o be	narked below: (Ma conveyed. The cont	rk rac	Ye t wi	s (II d	Y) ete	, No (N), or Unknown (U).) rmine which items will & will not	conv	rey.	
Item	Υ	N	U	j [ten	1		Υ	N	U	1	Item	Υ	N	U
Cable TV Wiring	V	-	_	→ ⊢			Propane Gas:		√		1	Pump: a sump a grinder			/
Carbon Monoxide Det.			√				mmunity (Captive)		1		1	Rain Gutters	V		Ť
Ceiling Fans	√	<u> </u>	<u> </u>				Property		1			Range/Stove	V		
Cooktop	V	-				Tuk			J		1	Roof/Attic Vents			
Dishwasher	7	•					n System	_	J			Sauna		V	\vdash
Disposal	1					OW	···	/	Ť			Smoke Detector	V	•	
Emergency Escape	-			~ }				_				Smoke Detector - Hearing	Ť		/
Ladder(s)		√			Outdoor Grill			√				Impaired			V
Exhaust Fans	1			1	Pati		ecking	1				Spa		V	\Box
Fences	Ż			- -	Plumbing System			V				Trash Compactor		V	
Fire Detection Equip.			V		Pool			-	V			TV Antenna		1	
French Drain			J	1	Pool Equipment				V			Washer/Dryer Hookup	V		
Gas Fixtures	/				Pool Maint. Accessories				V			Window Screens	V		
Natural Gas Lines	V				Pool Heater				V			Public Sewer System			
14				Υ	NI.	U	Addition	<u> </u>			1	ian			\neg
Item			1./	N	U	Additional Information Gelectric gas number of units: 2									
Central A/C			\ <u>\</u>	<u> </u>		number of units:									
Evaporative Coolers					V		number of units:								
Wall/Window AC Units				~	/	<u> </u>									
Attic Fan(s)			+./	ļ	V	if yes, describe: ☐ electric ☐ gas number of units:									
Central Heat			/		_			nui	HD	eı	or uritis.			\rightarrow	
Other Heat			+-	<u> </u>		if yes describe:	1				☑ electric ☐ gas ☐ other:				
Oven			\ <u>\</u>	<u> </u>		number of ovens:		_	<u> </u>						
Fireplace & Chimney			<u> </u>								ck other:			\dashv	
Carport				☐ attached ☐ not attached											
Garage Dear Openers				1	☑ attached ☐ not attached										
Garage Door Openers Satellite Dish & Controls			/			number of units: number of remotes:									
			1	-	V	☐ owned ☐ leased from ☐ owned ☐ leased from									
Security System Solar Panels			+		•										
Water Heater				1.	~		owned leas			_		number of units:			
Water Softener				+~	_		☐ electric ☐ gas ☐ owned ☐ leas					number of units:			
				1	'						M				
(TAR-1406) 02-01-18		lr	ritia	aled b	v- P	uver	· ar	d S	elle	r i	V.) Pa	ne 1	of 6	5

Concerning the Property at	<u> 2437 </u>	Pebb	le Lodo	ye L	are	, Friends	wood	1× 77546		
Other Leased Item(s) / if yes, describe:										
Underground Lawn Sprin	kler		. □ a	uton	natic	☐ manu	al ar	eas covered:		
Septic / On-Site Sewer Facility, if yes, attach Information About On-Site Sewer Facility (TAR-1407)							07)			
Water supply provided by: ☑ city ☑ well ☑ MUD ☑ co-op ☑ unknown ☑ other:										
Was the Property built be	Was the Property built before 1978? ☐ yes ☑ no ☐ unknown									
(If ves. complete, sign	(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).									
Roof Type: Camp S	Roof Type: Comp Shingle Age: unknown (approximate)									
Is there an overlay roof c	overina	on the	Propert	v (sh	ingle:	s or roof	coverir	ng placed over existing shingle	s or	roof
covering)? ☐ yes ☑ no	o □ unl	known		•	Ü					
. .				1 7	41-:- (Ozalian d	م المحالة	ere not in working condition th	at h	2010
Are you (Seller) aware o	of any of	tne It	ems liste	ea in	inis (Section	i lliat d	are not in working condition, the	ial II	lave
			⊔ no ii	yes	, aesa	onbe (au	acii au	ditional sheets if necessary): _		
Outdoor grill not	TOLKINS									
							· · · · · ·			
Section 2. Are you (Se	eller) av	vare o	of any de	efect	ts or	malfunc	tions i	in any of the following?: (M	ark	Yes
(Y) if you are aware and	No (N)	if you	are not	awa	are.)			•		
14	V N	Itom				Υ	N	Item	Υ	N
	YN	Iter					— - ⊢	Sidewalks	+-	<i>\cdot</i>
Basement		Flo		/ Oi-	In Cal				+-	J.
Ceilings			undation .		D(S)	1 1	1 1	Walls / Fences	+	/ /
Doors	V		rior Wall				Ž [Windows	┼	
Driveways	V		hting Fixt			l l	Z [Other Structural Components	 	-
Electrical Systems	V		mbing Sy	yster	ns	l			4	
Exterior Walls	V	Roo	of							
If the answer to any of the	e items i	in Sec	tion 2 is y	yes,	expla	ıin (attacl	n additi	ional sheets if necessary):		
			,							
Section 3. Are you (Se	eller) av	vare o	of any of	fthe	follo	owing co	nditio	ns: (Mark Yes (Y) if you are	e av	vare
and No (N) if you are no			-							
Condition				Υ	N	Condit	ion		Υ	N
Aluminum Wiring				 •				ndation Repairs	†	7
					1			f Repairs	+-	V
Asbestos Components								er Structural Repairs	+	
Diseased Trees: a oak wilt a						Radon		or Otractara repairs	 	Ż
Endangered Species/Habitat on Property						Settling			+./	/
Fault Lines Hazardous or Toxic Waste					7	Soil Mo			+~	
	ie .			-				tructure or Pits	-	~
Improper Drainage					Ĭ	.			+	~
Intermittent or Weather S	prings				V			Storage Tanks	+	~
Landfill				-	7			sements	+-	V
Lead-Based Paint or Lea			azards	<u> </u>	L			asements	₩	$ \cdot $
Encroachments onto the		ļ	V,			ehyde Insulation		~		
Improvements encroachi	oroperty	<u> </u>	V ,	Water			₩	✓		
Located in 100-year Floo					V	Wetlan	ds on I	Property		~
(If yes, attach TAR-1414)		- 4444\\.	ļ	/	144			—		
Located in Floodway (if y	R-1414)		•	Wood I			 			
Present Flood Ins. Cover			1	E .		tion of termites or other wood				
(If yes, attach TAR-1414)								sects (WDI)	ــــــ	
Previous Flooding into th		/	✓			tment for termites or WDI		~		
Previous Flooding onto the Property								ite or WDI damage repaired		1
Located in Historic Distric	ct				√	Previou	ıs Fi <u>r</u> e	S	<u> </u>	√
(TAR-1406) 02-01-18	Initiale	d by: E	Buyer:			and Se	ller: 🕢	,Pa	ge 2 d	of 5

Name of association: Real Manager Manager's name: Tonisho Scott Phone: 281-947-8014 Fees or assessments are: \$ 1250 per Year and are: Imandatory voluntar Any unpaid fees or assessment for the Property? yes (\$	Concernir	ng the Property at 2437 Rebble Lodge Lane, Friendswood TX 77546	
if the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): □ A (1890.** Name of the year but NoT hauce during Netvey, Name setting - nothing needing A (1890.** Name of the year of the following (Mark Yes (Y) if you are aware. Mark No (N) Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in necessary (includes). Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) Y N Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of associations or maintenance fees or assessments. If yes, complete the following: Name of associations are: \$ 1150 per Year Phone: 281-747-801Y Fees or assessments are: \$ 1150 per Year Phone: 281-747-801Y and are: □ mandatory □ voluntar Any unpaid fees or assessment for the Property? □ yes (\$ □) □ of if the Property is in more than one association, provide information about the other association below or attach information to this notice. □ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide interest with others. If yes, complete the following: Any optional user fees for common facilities charged? □ yes ② for if yes, describe: □ West Mark of Sec. Sec. 1 planguards, peaks to walking trails. Any notices of violations of deed restrictions or governmental ordinances affecting the condition use of the Property. Any death on the Property except for those deaths caused by: natural causes, suicide, or accide unrelated to the condition of the Property. Any death 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 or remedia environmental hazards such as a	Previous	s Use of Premises for Manufacture Single Blockable Main Drain in Pool/Hot	V
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes	If the an	iswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):	ting
Room additions, structural modifications, or other alterations or repairs made without necessal permits, with unresolved permits, or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Real Manage. Manager's name: Tentsha Sect Phone: 281-947-8014 Fees or assessments are: \$1150 per Year and are: Imandatory voluntar Any unpaid fees or assessment for the Property? yes (\$	Section of repair	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in ir, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (a	neec
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district.			⁄sten
			lence

Concerning the Prope	orty at 2437 Pe	lobble Lodge La	ne, Friendswood TX 77541	<u> </u>
If the answer to a	ny of the items in S	Section 5 is yes, exp	lain (attach additional sheets if n	ecessary):
	- Di		nou of the Branarty	
Section 7. With persons who re	in the last 4 yea gularly provide i	ars, have you (Se nspections and w	rvey of the Property. Iler) received any written ins ho are either licensed as ins no If yes, attach copies and com	pectors or otherwise
Inspection Date	Туре	Name of Inspecto	or	No. of Pages
		-		
Note: A buyer sh			s as a reflection of the current coron inspectors chosen by the buy	
Section 8. Chec	k any tax exemp		Seller) currently claim for the l	Property:
☐ Homestead		☐ Senior Citizen		
		☐ Agricultural		
Section 9. Have provider? □ yes		ver filed a claim	for damage to the Property	with any insurance
example, an insu	ırance claim or a	settlement or awa	eeds for a claim for damage rd in a legal proceeding) and r	not used the proceeds
detector requires	ments of Chapter	766 of the Health	e detectors installed in accord and Safety Code?*	n 🔲 no 🗀 yes. If no
			mily or two-family dwellings to have wo	
including perforn	nance, location, and pe	ower source requiremen	g code in effect in the area in which t ts. If you do not know the building code cal building official for more information.	e requirements in effect
family who will impairment from seller to install s	reside in the dwelling a licensed physician; a moke detectors for the	is hearing-impaired; (2 and (3) within 10 days ai a hearing-impaired and	hearing impaired if: (1) the buyer or a 2) the buyer gives the seller written et ter the effective date, the buyer makes a specifies the locations for installation. In charge of smoke detectors to install.	vidence of the hearing a written request for the
	ker(s), has instruc		are true to the best of Seller's be Seller to provide inaccurate info	
Mous Kall		3-7-19		
Signature of Selle	Γ	Date	Signature of Seller	Date
Printed Name: N	latt Roll		Printed Name:	
(TAR-1406) 02-01-18		/: Buver: .	and Seller:	Page 4 of 5
		·		

Pebble Lodge Lane, Friendswood TX 77546 2437 Concerning the Property at

ADDITIONAL NOTICES TO BUYER:

Printed Name:

(TAR-1406) 02-01-18

Initialed by: 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 www.txdps.state.tx.us. 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
- those

county and any municipality in which the military i	installation is located.
(5) If you are basing your offers on square footage items independently measured to verify any report	e, measurements, or boundaries, you should have those rted information.
(6) The following providers currently provide service	to the Property:
Electric: Reliant Energy	phone #: 866-660-4900
Sewer: City of Friendswood	phone #: 281-996-3232
Sewer: City of Friendswood Water: City of Friendswood	phone #: 281-966-3232
Cable:	phone #:
Trash: City of Friendswood	phone #: 281-996-3232
Natural Gas: Centerpoint	phone #:
Phone Company:	phone #:
Propane: NA	phone #:
Internet:	phone #:
	y Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE YOUR CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the	foregoing notice.
Signature of Buyer Date	Signature of Buyer Date

Printed Name:

and Seller: 🖍

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