## TR TEXAS 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 F	RC	PE	ER'	TΥ	AT_	ζ	819 0	sore	<u>.</u>	F	a	S				_	
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 is 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 Prope This notice does not es	erty stab	ha Dish	as t	the e ite	iten ms t	n <b>s n</b> o be	narked belov conveyed. T	w: (Ma he cont	ı <b>rk</b> rac	Ye t wi	s (1 ill de	'), No termir	(N), or L	Inknown (U).) ems will & will no	t con	zeγ.	
Item	Υ		U		Iten				Υ		U	Ite			Υ		U
Cable TV Wiring							Propane Gas	:								_	
Carbon Monoxide Det.							mmunity (Ca						in Gutter				
Ceiling Fans	2						Property	F -: /					nge/Stov		1.5		
Cooktop		X			Hot								of/Attic V			<b>78</b>	
Dishwasher	EQ.				Inte	rcor	n System			2			una	OTILO		Z.	
Disposal	M				Mic	OWa	ave		<del>d</del>				oke Dete	ector			
Emergency Escape		)XI			Out	dooi	r Grill			20				ector – Hearing	1	78	
Ladder(s)	_											lm	paired		· [		
Exhaust Fans					Patio/Decking							Sp				EK IX	
Fences	X						ng System						sh Comp			Ä	
				1 -	Poc								Antenna			Ŕ	
French Drain							uipment					Wa	sher/Dry	er Hookup	7		
Gas Fixtures					Pool Maint. Accessories							ndow Scr		革			
Natural Gas Lines DDD Pool Heater DDD Public Sewer System																	
Item				Y	N	U	Ad	lditiona	al I	nfc	)rm:	ation					
Central A/C			×														
Evaporative Coolers			m														
Wall/Window AC Units				+ ··· + <del> ··· · · · · · · · · · · · · · · </del>													
Attic Fan(s)	•				☐ if yes, describe:												
Central Heat			K														
Other Heat												$\neg$					
Oven							number of c	ovens:				□el	ectric 178	gas 🗍 other:			
Fireplace & Chimney			M	□ □ number of ovens: □ electric    □ gas □ other:     □ □ □ ☑ wood □ gas logs □ mock □ other:													
Carport																	
Garage			限	I □ □ I attached □ not attached													
Garage Door Openers				□ □ number of units: number of remotes: 2													
Satellite Dish & Controls																	
Security System			X														
Solar Panels																	
Water Heater			Z	□ □ □ electric 🗵 gas □ other: number of units:													
Water Softener				1 - "	□ □ □ owned □ leased from												
Other Leased Item(s)							if yes, desci	ribe:									
(TXR-1406) 02-01-18		Ir	iitia	led b	ру: В	uyer		an	d S	elle	r: 🔽	W.	, PW	Р	age 1	of 5	5

Concerning the Property at									
Underground Lawn Sprinkler □ □ □ □ automatic □ manual areas covered:									
Septic / On-Site Sewer Facility									
Water supply provided by: ☐ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other:									
Was the Property built before 1978? ☐ yes ☐ no ☐ unknown ☐ other:									
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).									
Roof Type: Shinoles Is there an overlay roof covering on the Property	(al	Age	: 1 year		(approx	kima	ate)		
covering)? Two Man Tunknesses	y (Si	iirigie	es or root cove	ering placed over	r existing shingle:	s or	roo		
covering)?  yes  no unknown									
Are you (Seller) aware of any of the items liste	ed in	this	Section 1 tha	at are not in wor	king condition th	nat i	121/6		
defects, or are need of repair?   yes no If	f ves	. des	cribe (attach	additional sheets	if necessary):	iut i	iciv		
	•	,	(4000001)		, ii neecasai y)				
			····						
				<u></u> .					
Section 9 Annual (O.II.)									
Section 2. Are you (Seller) aware of any de	efec	ts or	malfunction	s in any of the	following?: (Ma	ark	Yes		
(Y) if you are aware and No (N) if you are not aware.)									
Item Y N Item		_	Y N	T • i		1.2.			
			YN	Item			N		
Basement				Sidewalks			123		
Ceilings 🔲 🙇 Foundation	/ Sla	ıb(s)		Walls / Fence	s		13		
Doors □ 🖾 Interior Walls	S			□ 🗷 Windows					
Driveways	ures			Other Structural Components					
Electrical Systems   Plumbing Sy				Other Chacta	rai Components	╁∺	K		
Exterior Walls    Roof	JOLO	113					무		
					<u> </u>	<u>تا ل</u>			
If the answer to any of the items in Section 2 is y	yes,	expla	ain (attach add	ditional sheets if	necessarv):				
			•						
				· · · · · · · · · · · · · · · · · · ·					
			<del>.</del>	· · · · · · · · · · · · · · · · · · ·					
					·				
Section 3. Are you (Seller) aware of any of	the	foll	owing condi	tions: (Mark Yo	es (Y) if you are	e av	vare		
and No (N) if you are not aware.)									
Condition	v	N	Condition			1.7	l NI		
Aluminum Wiring		_					N		
			Previous Fo	oundation Repair	<u>s</u>				
Asbestos Components		Ø		oof Repairs		M			
Diseased Trees: ☐ oak wilt ☐		K	Previous O	ther Structural R	epairs		অ		
Endangered Species/Habitat on Property		X	Radon Gas	· · · · · · · · · · · · · · · · · · ·			M		
Fault Lines		X	Settling	72 100			図		
Hazardous or Toxic Waste		¥	Soil Movem	nent		一	図		
Improper Drainage		卤		Structure or Pits	3	冒	×		
Intermittent or Weather Springs		Ņ		nd Storage Tanks		_	- <u>521</u>		
Landfill		7A 77			<u> </u>		区区		
Lead-Based Paint or Lead-Based Pt. Hazards		X	Unplatted E				X		
		NA		Easements			V		
Encroachments onto the Property		23		ldehyde Insulation	on				
Improvements encroaching on others' property		匂	Water Pene				X		
Located in 100-year Floodplain		1301	Wetlands o	n Property			B		
(If yes, attach TXR-1414)									
Located in Floodway (If yes, attach TXR-1414)		Z	Wood Rot						
Present Flood Ins. Coverage				tation of termite	s or other wood	╀┸	N.		
(If yes, attach TXR-1414)		M			s or other wood		)X		
		57		insects (WDI)	1.1100.1	<del> _</del>			
Previous Flooding into the Structures		K		eatment for termi		Ø			
Previous Flooding onto the Property				rmite or WDI dar	nage repaired		×		
Located in Historic District		K	Previous Fi	res					
Historic Property Designation		X	Termite or \	NDI damage nee	eding repair		2		
(TXR-1406) 02-01-18 Initialed by: Buyer:			and Seller:		1				
		1	jano Seller:	1~~Y* <b>\</b> (     <b> </b> K\\\	Pag	eЭt	11.5		

Co	ncemin	g the Property at						
of	Previous Use of Premises for Manufacture of Methamphetamine    D   X   Single Blockable Main Drain in Pool/Hot   D   X							
lf	the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):						
_	*	A gingle blockable main day						
٥.		A single blockable main drain may cause a suction entrapment hazard for an individual.						
OT	repaii	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need r, which has not been previously disclosed in this notice?   yes in o if yes, explain (attach all sheets if necessary):						
	,							
Se	ection ou are	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)						
<u>Y</u>	N 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.						
	A.	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: Falcon Kock Community Ass.  Manager's name:  Phone:  Fees or assessments are: \$ 1850 per year 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.						
		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 for lf yes, describe:						
	M	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.						
	M	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)						
	ŻĄ	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.						
	<b>*</b>	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.						
	<b>X</b>	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.						
(T)	KR-1406	Page 3 of 5						

Concerning the Prop	erty at			
If the answer to a	iny of the items	in Section 5 is yes, exp	olain (attach additional she	ets if necessary):
	<u></u>			
	<del>-</del>			
Section 6. Selle	er □ has 🔀 h	ias not attached a su	rvey of the Property.	
persons who re	egularly provid	de inspections and w	ho are either licensed	en inspection reports from as inspectors or otherwise nd complete the following:
Inspection Date	Туре	Name of Inspect		No. of Pages
	-	: : :		
			1.18	
Note: A buyer st	nould not rely or A buyer sho	n the above-cited repon uld obtain inspections fi	s as a reflection of the cur rom inspectors chosen by	rent condition of the Property. the buyer.
Homestead	<b>ck any tax exe</b> I nagement	mption(s) which you (	Seller) currently claim fo	or the Property:
Section 9. Have provider? 🛚 ye	e you (Seller) s □ no	ever filed a claim	for damage to the Pro	operty with any insurance
example, an insi	urance claim o	r a settlement or awa	reds for a claim for dain a legal proceeding)  yes in o If yes, expla	image to the Property (for and not used the proceeds
detector require	ments of Chap	y have working smok oter 766 of the Health ditional sheets if necess	and Safety Code?* 🔲 ur	accordance with the smoke nknown
installed in acco	ordance with the r mance, location, ar	requirements of the building ad power source requiremen	mily or two-family dwellings to a code in effect in the area in ts. If you do not know the build cal building official for more infor	which the dwelling is located, ina code requirements in effect
family who will impairment from seller to install s	reside in the dwe a licensed physici smoke detectors fo	lling is hearing-impaired; (2 an; and (3) within 10 days al ir the hearing-impaired and	hearing impaired if: (1) the buy t) the buyer gives the seller w ter the effective date, the buyer specifies the locations for instal ch brand of smoke detectors to i	ritten evidence of the hearing makes a written request for the lation. The parties may agree
Seller acknowledge including the bromaterial information	ker(s), has inst	tements in this notice a tructed or influenced S	are true to the best of Selle seller to provide inaccurat	er's belief and that no person, te information or to omit any
Signature of Selle	ar .	05-04-19 Date	MchyMod Signature of Seller	05-04-19
Printed Name:	Naryin L.	Mayorga	Signature of Seller  Printed Name: βℓ(	Ky 4)08K
(TXR-1406) 02-01-18	Initiale	ed by: Buyer:	and Seller: M.W., M	Page 4 of 5

## 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 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* (TXR 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	o the Property:							
Electric: Amigo Energy provide service to	phone #:(713) 881 - 8500							
Sewer:	phone #:							
Water: MUD #	phone #:( 181) 579 - 4500							
Cable: com cast/Xfinity	phone #: 1-866-833-4199							
Trash: MUD #	phone #(281) 579- 4500							
Natural Gas: Center point	phone #: \ - 877 - 763 - 7275							
Phone Company: ATT	phone #: (6)							
Propane:	phone #:							
Internet: COM cast X finity	phone #: [-866-833-4199							
(7) This Seller's Disclosure Notice was completed by this notice as true and correct and have no rea ENCOURAGED TO HAVE AN INSPECTOR OF Y	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE OUR CHOICE INSPECT THE PROPERTY.							
The undersigned Buyer acknowledges receipt of the f	oregoing notice.							
Signature of Buyer Date	Signature of Buyer Date							
Printed Name:	Printed Name:							
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