



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 10303 Dell Ct, Missouri City, TX 77459 (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [] is [x] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never Occupied

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Y Range, N Oven, Y Microwave, Y Dishwasher, U Trash Compactor, U Disposal, Y Washer/Dryer Hookups, U Window Screens, U Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System

Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close.

- Y Smoke Detector, U Smoke Detector-Hearing Impaired, U Carbon Monoxide Alarm, U Emergency Escape Ladder(s)

- U TV Antenna, U Cable TV Wiring, U Satellite Dish, Y Ceiling Fan(s), N Attic Fan(s), Y Exhaust Fan(s), Y Central A/C, Y Central Heating, N Wall/Window Air Conditioning, Y Plumbing System, N Septic System, Y Public Sewer System, Y Patio/Decking, N Outdoor Grill, Y Fences, N Pool, N Sauna, N Spa, N Hot Tub, N Pool Equipment, N Pool Heater, U Automatic Lawn Sprinkler System, Fireplace(s) & Chimney (Wood burning), Y (Mock)

- Y Natural Gas Lines, U Gas Fixtures, U Liquid Propane Gas, U LP Community (Captive), U LP on Property, Garage: Y Attached, N Not Attached, N Carport, Garage Door Opener(s): Y Electronic, U Control(s), Water Heater: Y Gas, N Electric, Water Supply: N City, N Well, Y MUD, N Co-op

Roof Type: Laminate shingle Age: Less than 1 year (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [] Yes [x] No [] Unknown. If yes, then describe. (Attach additional sheets if necessary):

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): Detectors have been brought to code for age of home.

* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|--|-------------------------------|------------------------------|
| <u> N </u> Interior Walls | <u> N </u> Ceilings | <u> N </u> Floors |
| <u> N </u> Exterior Walls | <u> N </u> Doors | <u> N </u> Windows |
| <u> N </u> Roof | <u> N </u> Foundation/Slab(s) | <u> N </u> Sidewalks |
| <u> N </u> Walls/Fences | <u> N </u> Driveways | <u> N </u> Intercom System |
| <u> N </u> Plumbing/Sewers/Septics | <u> N </u> Electrical Systems | <u> N </u> Lighting Fixtures |
| <u> N </u> Other Structural Components (Describe): _____ | | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | |
|---|--|
| <u> N </u> Active Termites (includes wood destroying insects) | <u> Y </u> Previous Structural or Roof Repair |
| <u> N </u> Termite or Wood Rot Damage Needing Repair | <u> N </u> Hazardous or Toxic Waste |
| <u> N </u> Previous Termite Damage | <u> N </u> Asbestos Components |
| <u> N </u> Previous Termite Treatment | <u> N </u> Urea-formaldehyde Insulation |
| <u> N </u> Improper Drainage | <u> N </u> Radon Gas |
| <u> N </u> Water Damage Not Due to a Flood Event | <u> N </u> Lead Based Paint |
| <u> N </u> Landfill, Settling, Soil Movement, Fault Lines | <u> N </u> Aluminum Wiring |
| <u> N </u> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <u> N </u> Previous Fires |
| | <u> N </u> Unplatted Easements |
| | <u> N </u> Subsurface Structure or Pits |
| | <u> N </u> Previous Use of Premises for Manufacture of |
| | <u> N </u> Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): ROOF - Roof was replaced in 05/2019.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain (attach additional sheets if necessary). _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
- N Present flood insurance coverage
- N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- N Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- N Located wholly partly in a floodway
- N Located wholly partly in a flood pool
- N Located wholly partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Yes No. If yes, explain (attach additional sheets as necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets as necessary): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Sienna Plantation - Main Fee \$1,205.00 paid

Annually. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

Property located in Fort Bend Subsidence District

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

Authorized Signer on Behalf of
Opendoor Property D LLC

Megan Meyer

03/26/2020

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H



05/14/2019

Mark A. & Misty L. Arroyos
10303 Dell Court
Missouri City, TX 77459

RE: Certificate of Compliance with conditions – 10303 Dell Court

Based on an inspection by Sienna Plantation Residential Association, Inc. (SPRAI), as of the date of this letter, the Association deems the above referenced property to be in **compliance with conditions**, with the Declaration of Covenants, Conditions and Restrictions, any Supplemental Amendments to such Declaration, Development and the Builder Guidelines, or any rules, regulations or policy resolutions, for the following:

Resale - Compliance w/ conditions:

- 1. Please replace grass that appears to be dead/dying with Sienna approved St. Augustine sod.**
- 2. Please power wash the house to remove dirt/mildew. Repaint approved color as needed.**
- 3. Please power wash wood fencing to remove dirt/mildew.**
- 4. Please ensure that gate latch is in proper working order and able to secure shut.**
- 5. Please ensure sidewalk/driveway are free of shifting/lifting concrete. If a section of sidewalk in need of repair is adjacent to SiEnvironmental equipment (i.e. manhole, hydrant), you can contact them to see if they will assist with repairs. Their contact number is 832-490-1601.**

**** Inspector noted existing rear patio extension and rear yard landscaping around perimeter of fence. No action required, noting for property file. ****

Please be advised that the inspection of this property was limited to exterior surfaces of the property and their conformance to the Declaration of Covenants, Conditions and Restrictions. This inspection is not to approve engineering and structural design or quality of materials, by this inspection, neither the Board of Directors, Residential Review Committee, nor SPRAI assumes any liability or responsibility for the same.

This report will be forwarded to the requesting party and any other authorized recipients. If a re-inspection is required, be advised there will be a re-inspection fee due with the request as stated in the Residential New Home Certificate of Compliance Procedures and Request Form. SPRAI thanks you for your cooperation.

Sincerely,

Mallory Learman
Community Standards Coordinator
malloryl@clubsienna.com

CC: Property File

Residential Association

9600 Scanlan Trace
Missouri City, TX 77459
281.778.0778
Fax 281.778.0779



Sienna Plantation Residential Association

Existing Property Owner to New Property Owner

Please e-mail completed form to: Quotes@clubsienna.com

QUOTE VALID FOR 10 DAYS

**** Property Owner must request & pay for a Certificate of Compliance Before SPRAI will quote fees****

Date: 5/14/19 GF#: 146045-19-006044 Closing Date: 5/15
 Company Requesting Quote: North American Title Company
 Person Requesting Quote: Norma Martinez
 Email: ns.martinez@nat.com Phone #: 281-665-2026
 Village: Sienna Steep Bank Village Section: 9 Block: 1 Lot: 3
 Property Address: 10303 Dell Ct. Missouri City, Texas 77459
 Owner of Record: [Redacted]
 Buyer: Openthor Property Acquisition LLC and/or nominee

Will Buyer live in house? YES NO
 If no, alternate mailing address: 405 Howard St, #550, San Francisco, CA 94105

		Paid	Due
Current Year	<u>2019</u>		
	SPRAI Assessment	\$	\$ <u>1,205</u>
	Neighborhood Assessment	\$	\$
Prior Year(s)	<u>2018</u>		
	SPRAI Assessment	\$ <u>1,170</u>	\$
	Neighborhood Assessment	\$	\$
	Deed Restriction Fees		\$
	Legal Fees		\$
	Interest		\$ <u>40⁰⁰</u>
	Late Fees		\$ <u>25⁰⁰</u>
	Collection Fees		\$ <u>80⁰⁰</u>
	Payment Plan Fees		\$ <u>40⁰⁰</u>
	Self Help (Mowing Charges)		\$
	Fines		\$
	Transfer Fee		\$ 210.00

Foundation Fee (1/2 of 1% of gross sales price) Amount Determined
 Must be collected at closing from transferring owner At Closing Time
 Please make Check Payable to:
 Sienna Plantation Residential Association, Inc. (SPRAI)

Verified By: [Signature] Date: 5/14/19

Please include this form when mailing Closing Papers & Checks for the above fees to:
 9600 SCANLAN TRACE, MISSOURI CITY, TX 77459