



## EQUAL HOUSING

## **SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT	(Street Address and City)						
THIS NOTICE IS A DISCLOSURE OF SELL SELLER AND IS NOT A SUBSTITUTE FOR A WARRANTY OF ANY KIND BY SELLER (	ANY INSPECTIONS OR V						
Seller $\square$ is $lacksquare$ is not occupying the P	operty. If unoccupied,	how long since Sell	er has occupied the Property?	Occupied			
1. The Property has the items checked	below [Write Yes (Y), No	(N), or Unknown (	J)]:				
Y Range	U Oven		N Microwave				
Y Dishwasher	U Trash Compact	or	Y Disposal				
U Washer/Dryer Hookups	U Window Screer	ns	Y Rain Gutters				
Y Security System	U Fire Detection I	Equipment	U Intercom System				
	Y Smoke Detector						
Buyer is aware that security system does not convey with sale of home.	U Smoke Detecto	r-Hearing Impaired	l				
Kwikset 914 lock will be replaced	U Carbon Monoxi	de Alarm					
upon close.	U Emergency Esc	ape Ladder(s)					
U TV Antenna	U Cable TV Wiring	9	U Satellite Dish				
Y Ceiling Fan(s)	U Attic Fan(s) Y Central Heating		U Exhaust Fan(s)  N Wall/Window Air Conditioning				
—— Υ Central A/C							
Y Plumbing System	N Septic System		Y Public Sewer System				
Patio/Decking	N Outdoor Grill		Y Fences				
N Pool	N Sauna		N Spa N Hot Tub				
N Pool Equipment	N Pool Heater		Automatic Lawn Sprinkler System Fireplace(s) & Chimney				
Fireplace(s) & Chimney  U (Wood burning)							
(Wood burning)			(Mock)				
Y Natural Gas Lines			Gas Fixtures				
N Liquid Propane Gas	N_LP Community	(Captive)	N LP on Property				
Garage: N Attached	Y_Not Attached		N_Carport				
Garage Door Opener(s):	N Electronic		N Control(s)				
Water Heater:	Y Gas		N Electric				
Water Supply: Y City	N Well	N_MUD	N Co-op				
Roof Type: Architectural Shingle	Age: 20-		-30 years (approx.)				
Are you (Seller) aware of any of the	above items that are no	ot in working condi	tion, that have known defects,	or that are in			
need of repair? Yes 🔽 No							

Door	the property have working smoke d	ty at	(Street Add	, .	o dotoctor	Page 2	8-7-20
766	Health and Safety Code? Tyes [	_ No	✓ Unknown. If the ans	wer to this a	uestion is		
(Atta	ch additional sheets if necessary): D	etectors	have been brought to code	for age of hor	me.		,
	ver occupied this property. Seller encourage	-			-	_	
instal inclu	ter 766 of the Health and Safety Colled in accordance with the requirending performance, location, and power in your area, you may check unknowed.	nents of wer sou	f the building code in effe rce requirements. If you o	ect in the are do not know	a in which the buildii	the dwelling	is locatirement
requi	re a seller to install smoke detectors	for the	hearing impaired if: (1) th	ne buyer or a	member o	of the buyer's	family v
a lice smok	eside in the dwelling is hearing impainsed physician; and (3) within 10 day to detectors for the hearing impaired	s after t and spe	the effective date, the buy ecifies the locations for the	er makes a wi installation.	ritten requ	est for the sell	ler to ins
	ost of installing the smoke detectors				/ · · · (\0) : f · · ·		
	ou (Seller) aware of any known defec ı are not aware.	ts/malft	unctions in any of the follo	wing? Write \	res (Y) if yo	ou are aware, v	write No
	_Interior Walls	_N_	Ceilings	N_	_Floors		
_N	_Exterior Walls	_N_	Doors	_N	_Windows	S	
V	Roof	N	Foundation/Slab(s)	_N	Sidewalk	S	
T						Systom	
	_Walls/Fences	_N_	Driveways	N_	_Intercom	i System	
N	Walls/Fences Plumbing/Sewers/Septics		Driveways Electrical Systems		Intercom Lighting	-	
N	Plumbing/Sewers/Septics	N	Electrical Systems	N	 _Lighting	Fixtures	
N	_	N	Electrical Systems	N	 _Lighting	Fixtures	
N	Plumbing/Sewers/Septics	N	Electrical Systems	N	 _Lighting	Fixtures	
N N N	Plumbing/Sewers/Septics _Other Structural Components (Desc	N ribe):	Electrical Systems	N	Lighting	Fixtures	
N N N	Plumbing/Sewers/Septics Other Structural Components (Desc	N ribe):	Electrical Systems  Attach additional sheets if i	N necessary):	Lighting	Fixtures	Il Ridge s
N N N	Plumbing/Sewers/Septics Other Structural Components (Desc	N rribe): plain. (/	Electrical Systems  Attach additional sheets if I	N necessary):	Lighting	Fixtures	ll Ridge s
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Seller's Disclosure Notice Concerning the Property at  2207 Bent Riwer Dr, Sugar Land, TX 77479 Page :  Street Address and City  5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  ∀es (if No (if you are not aware) if yes, explain. (Attach additional sheets if necessary):  Please refer to previous sections for any repairs needed.  Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating.  A rey ou (Seller) aware of any of the following? Write Yes (if) if you are aware, write No (ii) if you are not aware.  Room additions, structural modifications, or other alterations or repairs made without necessary permits on  N compliance with building codes in effect at that time.  Homeowners' Association or maintenance fees or assessments.  Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided  N with others.  Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of  N Property.  N Any lawsuits directly or indirectly affecting the Property.  N Any alwasuits directly or indirectly affecting the Property.  N Any condition on the Property which materially affects the physical health or safety of an individual.  Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a pu  N supply as an auxillary 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): HOA. First Colony. Managem  First Colony CSA. Main fee \$774.00 paid annually to HOA. Transfer fee \$250.00 paid to management company. See HOA A  Property is located in Fort Bend Subsidence District.  Saler has never occupied this property, Seller encourages Buyer to have been own inspections performed and verify all information re	8-7-2017
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Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided with others.  Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of 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.  Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a puly 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): HOA: First Colony, Manager First Colony CSA. Main fee \$774.00 paid annually to HOA. Transfer fee \$250.00 paid to management company. See HOA A Property is 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 1. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Pr (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune prote maybe required for repairs or improvements. Contact the local government with ordinance authority over adjacent to public beaches for more information.  8. This property may be located near a military installation and may be affected by high noise or air installation concones or other operations. Information relating to high noise and compatible use zones is available in the more installation compatible. Use Zone Study or Joint Land Use Study prepared for a military installation and may be the Internet website of the military installation and of the county and any municipality in which the military i	not in
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The undersigned purchaser hereby acknowledges receipt of the foregoing notice.	Date
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