TEXAS ASSOCIATION OF REALTORS

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Soller'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. THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY SSOS Polaris Creek AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR CONCERNING THE PROPERTY AT _____ WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, Seller I is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied SELLER'S AGENTS, OR ANY OTHER AGENT. 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. Rain Gutters Liquid Propane Gas: -LP Community (Captive) Range/Stove **!tem** Cable TV Wiring Roof/Attic Vents Carbon Monoxide Det. -LP on Property Hot Tub Sauna Ceiling Fans Smoke Detector Intercom System Cooktop Smoke Detector - Hearing Dishwasher Microwave Outdoor Grill Disposal Impaired Escape Emergency Spa Ladder(s) Patio/Decking Trash Compactor Exhaust Fans Plumbing System TV Antenna Washer/Dryer Hookup Fences Pool Fire Detection Equip. Pool Equipment Window Screens French Drain Pool Maint. Accessories Public Sewer System Gas Fixtures Pool Heater Natural Gas Lines Additional Information Pelectric agas number of units: item Central A/C number of units: **Evaporative Coolers** number of units: Wall/Window AC Units if yes, describe:_ ☐ electric ☐ gas number of units: Attic Fan(s) Central Heat if yes describe: Ø electric □ gas □ other: Other Heat number of ovens: wood gas logs mock other: Oven Fireplace & Chimney ☐ attached ☐ not attached ☐ attached ☐ not attached Carport number of remotes: number of units: Garage Garage Door Openers ☐ leased from] owned Satellite Dish & Controls ☐ leased from □ owned Security System ☐ leased from □ owned Solar Panels nits:

Security dystom			owned	L jeased Irom		-
Solar Panels			□ electric	gas other.	number	of un
Water Heater	V	4	□ owned	The state of the s		
Water Softener			<u> </u>	A	11. PH	
(TAR-1406) 02-01-18	Initialed by:	Buyer:		and Seller.	HRAH-	

Page 1 of 5

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Other Leased Item(s) Underground Lawn Sprinkler Underground Lawn Sprinkler I automatic I manual areas covered: Underground Lawn Sprinkler I fyes, attach Information About On-Site Sewer Facility (TAR-1407) Septic / On-Site Sewer Facility							
Septic / On-Site Sewer Facility if yes,	, allac	11 11110	n D	inkno	wn Dother:	-	_
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(If wes complete, sign, and attach TAK-1900)	COHO	1111119	to .	78550	(approxima	ate)	
Roof Type: Complete, sign, and attack. Roof Type: Composition Is there an overlay roof covering on the Property	Ag	je:	200	25	ing placed over existing shingles or	roc)f
le there an overlay roof covering on the Floberty	(shin	gles o	r root	cove	ning placed over exioting or may		
covering)? I yes Ino unknown					****	601	
100 March 100 Ma	d in th	is Se	ction	1 tha	t are not in working condition, that	llav	C
Are you (Seller) aware of any of the items listed defects, or are need of repair? yes no lf	ves c	escri	oe (att	ach a	additional sheets if necessary):		-
defects, or are need of repair? Lives Line in	y 00, 0		(-	
				4 11	- :- one of the following?: (Mark	(YE	3 S
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(Y) if you are aware and No (N) if you are not	awar	e.)					
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Doors Interior Wall	S			V	Windows Other Structural Components	1	1
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Electrical Systems Plumbing S Exterior Walls Roof				1			
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Concerning the Property at 25505 Polaris Creek Dr. Porter TX 77365	
Historic Property Designation Termite or VVDI damage needing repair	
Previous Use of Premises for Manufacture	
of Methamphetamine If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction entrapment hazard for an individual.	need
*A single blockable main drain may cause a subtlor of may be supported in the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in a Section 4. Are you (Seller) aware of any item, equipment, or other aware of any item, equipment, or other aware of a Section 4. Are you (Seller) aware of any item, equipment, or other aware of a Section 4. Are you (Seller) aware of a Section 4. Are you (Se	ttach
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Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No you are not aware.)	110) 11
Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or other alterations or repairs made without necessary Room additions, structural modifications, or not in compliance with building codes in effect at the time.	
Homeowners' associations or maintenance fees or assessments. If yes, complete the feet of the second	
Name of association: (AM	
Manager's name: Fees or assessments are: \$\cappa \cappa \c	intiono
If the Property is in more trial tone association, pro-	
Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in terms interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:	
Any notices of violations of deed restrictions or governmental ordinances affecting the conducted use of the Property.	
Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Included	
Any death on the Property except for those deaths caused by. Hatural Causes, Currently	200100111
the Droporty which materially affects the health of salety of an incition	mediate
Any repairs or treatments, other than routine maintenance, made to the Property to real environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mole figures, attach any certificates or other documentation identifying the extent of the life yes, attach any certificates of mold remediation or other remediation). The description on the Property Which indicates and the property to remediation on the Property to remediation of the Property Which indicates and the Property Which i	e
Any rainwater harvesting system located on the Property that is larger than 500 gailotte and	n system
The Property is located in a propane gas system service area owned by a propane distribution	
retailer. Any portion of the Property that is located in a groundwater conservation district or a su	ibsidence
district. and Seller: Mu. RIT	age 3 of 5
(TAR-1406) 02-01-18 Initialed by: Buyer:	

	v of the items in Se	Polanis Cree explain	(attach additional sh	leets it necessar	у)
le answer to any	y or the items in oc	,00,01,01,01			
	1/	·	of the Property.		
ction 6. Selle	r In has I has n	ot attached a surve	y Or critical cost the	itten inspectio	n reports from
ction 7. Withi	in the last 4 yea	rs, have you (Seller)	are either license	d as inspector	s or otherwise
rsons who reg	gularly provide in	rs, have you (Seller spections and who ctions? \square yes \square no	If yes, attach copies	and complete t	he following:
ermitted by law	to perform inspe	Cliviis: Li you Li.io	11 300, 0.00		No. of Pages
spection Date	Туре	Name of Inspector			
		e above-cited reports a	s a reflection of the	current condition	n of the Property.
	A house challes	MINITED INSUBSTICITION IN CO.	1 111010	*	
2000000	A Duyor Siloura	tion(s) which you (Se	eller) currently clain	m for the Prope	erty:
ection 8. Che	ck any tax exemp	Senior Citizen	☐ Disabled		
☑ Homestead ☑ Wildlife Ma	u anagement	☐ Agricultural	☐ Disabled		
1 2 WHILLING INC		The state of the s			
☐ Other: Section 9. Have provider? ☐ yes Section 10. Have section 10. Have section 10. Have section 10. Have section 10.	re you (Seller) e es D'no ve you (Seller) e	ver filed a claim fo	ds for a claim fo	Property with r damage to the ling) and not us	he Property (for
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Concerning the Property at 25505 Polaris Creek by Porter TX 97365

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 (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	to the Property:	
()	Electric: Gulergy	phone #:	ALCO CONTRACTOR IN
	Sewer:	phone #:	neg Socialisms
	Water: MMD #83	phone #:	
	Cable: <u>Suddonlin</u>	phone #:	
	Cable: Judgick City	phone #:	
	Trash: Waste Management		
	Natural Gas: Contu Paint	phone #:	
	Phone Company:	phone #:	
	Propane:	phone #:	
	•	phone #:	
	Internet: <u>Suddenlink</u>		

(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	Date	Signature of Buyer	Date
Printed Name: (TAR-1406) 02-01-18	Initialed by: Buyer:	Printed Name: and Seller:	Page 5 of 5

Hurricane Harvey

Attachment for the property located in:

Prior to August 2017, did the seller have knowledge that the property flood? If yes, when did the property flood?	ded? Yes No
2. The recent floodwater did or did not enter the improvements	S.
3. During the week of August 28, 2017, the interior experienced approximate	
4. The seller was able to enter the property and begin repairs on	• · · · · · · · · · · · · · · · · · · ·
5. The sheetrock and insulation was removed up to approximatelyfe	eet.
6. All of the lower cabinets were removed. YesNo	
7. The following items were also removed: Door Trim Door jam Electrical outlets Cable/Phone outlets Fireplace inser	nbs Window seal/casement t Other:
8. The following flooring was removed: Carpet Laminate	WoodTile
9. After removal, the following product(s) was applied to the structure:	
10. Additional moisture was removed by the following process:and	d completed on:
11. Prior to replacing the sheetrock, what tests, if any, were performed:	Reports attached? Yes No
12. The exterior HVAQ system was replaced or serviced:YesN	lo House generator Yes No
13. The damaged moisture barrier between the exterior siding/brick was re	emoved and replaced: Yes NO
14. The following pool equipment, pool surfaces, and outdoor kitchen equ	ipment was replaced:
15. The following contractors provided services above:	No.
15. The following contractors provided 55. Receipts/Invoices Attached Yes NO	Pictures Attached Yes No
Seller Initials Seller Initials	Buyer Initials Buyer Initials

This information is provided in addition to and in furtherance of Sellers' prior disclosures. These additional disclosures are not intended as a guaranty or additional warranty, and their specificity is not intended to create additional liability on the part of the Sellers. Buyers are cautioned to obtain additional inspections to assure themselves that the Property is free from moisture and the damage associated with a flood event.

Houston Association of Realtors

Note: This notice should be given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see Note below.

Notice to a Purchaser of Real Property in a Water District TS LOCATED IN WHOLE OR IN PART IN THE EXTRATERRITORIAL JURISDICTION OF ONE MUNICIPALITIES AND NOT LOCATED WITHIN THE CORPORATE BOUNDARIES OF A MUNICIPALITY The real property, described below, that you are about to purchase is located in the Montgowy Mul # 85.

The district has taxing authority separate from any other taxing authority and more taxing authority District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$\frac{\alpha}{2}\frac{2}{2}\frac{1}{2} on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$18,600,000— and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ 27,000 000 The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ un known. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district. The district is located in whole or in part in the extraterritorial jurisdiction of the City of _____ . By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved. The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: Enclave at Oakhust of Block 2 Lot 8 11-6-20/f PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property. Date Signature of Purchaser Date Signature of Purchaser NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, _____" for the words "this date" and place the correct

HAR 400B 6/01

calendar year in the appropriate space.