

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2019

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 PROPERTY AT | 6919 Brewster Lane Missouri City, TX 77459 |
| DATE SIGNED BY SELLER AND IS NO | ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DIT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER ARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER |
| | perty. If unoccupied (by Seller), how long since Seller has occupied the Property? approximate date) or never occupied the Property |
| • • | marked below: (Mark Yes (Y), No (N), or Unknown (U).) ms to be conveyed. The contract will determine which items will & will not convey. |

| Item | Υ | N | U |
|-------------------------------|---|---|---|
| Cable TV Wiring | Х | | |
| Carbon Monoxide Det. | | | Х |
| Ceiling Fans | Х | | |
| Cooktop | Х | | |
| Dishwasher | Х | | |
| Disposal | Х | | |
| Emergency Escape Ladder(s) | | х | |
| Exhaust Fans | Х | | |
| Fences | Х | | |
| Fire Detection Equip. | | | Х |
| French Drain | | Χ | |
| Gas Fixtures | | | Х |
| Natural Gas Lines | | | Х |

| Item | Υ | N | U |
|-------------------------|---|---|---|
| Liquid Propane Gas: | | Х | |
| -LP Community (Captive) | | Х | |
| -LP on Property | | Х | |
| Hot Tub | | Х | |
| Intercom System | | Х | |
| Microwave | Х | | |
| Outdoor Grill | | х | |
| Patio/Decking | Х | | |
| Plumbing System | | | Х |
| Pool | | Х | |
| Pool Equipment | | Х | |
| Pool Maint. Accessories | | Х | |
| Pool Heater | | Х | |

| Item | Υ | N | U |
|-----------------------------------|---|---|---|
| Pump:sumpgrinder | | Х | |
| Rain Gutters | Х | | |
| Range/Stove | Х | | |
| Roof/Attic Vents | Х | | |
| Sauna | | Χ | |
| Smoke Detector | Х | | |
| Smoke Detector - Hearing Impaired | | | Х |
| · ' | | V | |
| Spa Commonton | | X | |
| Trash Compactor | | Х | |
| TV Antenna | | Х | |
| Washer/Dryer Hookup | Х | | |
| Window Screens | Х | | |
| Public Sewer System | | | Х |

| Item | Υ | Z | U | Additional Information |
|---------------------------|---|---|---|---|
| Central A/C | Χ | | | x electric gas number of units: 2 |
| Evaporative Coolers | | Χ | | number of units: |
| Wall/Window AC Units | | Χ | | number of units: |
| Attic Fan(s) | | Χ | | if yes, describe: |
| Central Heat | Х | | | electric x gas number of units: 2 |
| Other Heat | | Χ | | if yes, describe: |
| Oven | Χ | | | number of ovens: <u>1</u> <u>x</u> electric <u>gas</u> other: |
| Fireplace & Chimney | Х | | | wood x gas logs mockother: |
| Carport | | Χ | | attached not attached |
| Garage | Х | | | x attached not attached |
| Garage Door Openers | Х | | | number of units: 1 number of remotes: 2 |
| Satellite Dish & Controls | | Х | | owned leased from: |
| Security System | Χ | | | x owned leased from: |
| Solar Panels | | Х | | owned leased from: |
| Water Heater | Χ | | | electric x gas other: number of units: 1 |
| Water Softener | | Χ | | owned leased from: |
| Other Leased Items(s) | | Χ | | if yes, describe: |

(TXR-1406) 09-01-19 Initialed by: Buyer: , and Seller: $\frac{pp}{2}$, Page 1 of 6

Concerning the Property at

6919 Brewster Lane Missouri City, TX 77459

| Jnderground Lawn Sprinkler x x automaticmanual areas covered: complete yard | | | | | | | | | | | | | | |
|--|-------------------|-------------------------|------------|--------------------|---------------|-----------|------------------------|---------|------------|----------|---------|--|--|-----------|
| Septic / On-Site Sewer Facility x if yes, attach Information About On-Site Sewer Facility (TXR-1407) | | | | | | | | | | | | | | |
| Water supply provided by: _ Was the Property built befor (If yes, complete, sign, a | e 1978 and att | 3? :ach ⁻ | yes TXR | s <u>x</u> -190 | no 16 cond | un cer | knowi ning l | n ea | d-based | pain | t haza | ards). | | |
| Roof Type: shingles | | | | | | | Age: | 6 | years | | | placed over existing shingle | oxima | ite) |
| Is there an overlay roof of covering)?yes x_ no | | | the | e Pro | operty | (S | hingle | es | or roof | COV | ering | placed over existing shingle | s or | roof |
| Are you (Seller) aware of a are need of repair? yes _ | | | | | | | | | | | | working condition, that have d sary): | efects | s, or |
| Section 2. Are you (Seller aware and No (N) if you ar | | | | y de | fects o | or I | malfu | ınc | ctions in | any | of th | ne following? (Mark Yes (Y) i | you | are |
| Item | Υ | N | ľ | tem | | | | | | Υ | N | Item | Υ | N |
| Basement | | X | F | loor | S | | | | | | Х | Sidewalks | | Х |
| Ceilings | | X | F | oun | dation | / S | Slab(s |) | | | Х | Walls / Fences | | Х |
| Doors | | X | I | nteri | or Wal | ls | | | | | Х | Windows | | Х |
| Driveways | | X | L | ighti | ng Fix | tur | es | | | | Х | Other Structural Components | | Х |
| Electrical Systems | | X | | | bing S | | | | | | Х | | | |
| Exterior Walls | | Х | F | Roof | | | | | | | Х | | | |
| Section 3. Are you (Seller you are not aware.) | r) awa | re of | any | y of | the fo | llo | wing | CC | onditions | ? (N | /lark ` | Yes (Y) if you are aware and | No (I | N) if |
| Condition | | | | | ٠, | Υ | N | Г | Conditio | <u> </u> | | | Υ | NI. |
| Aluminum Wiring | | | | | | T | X | - | Radon G | | | | T | N X |
| Asbestos Components | | | | | | | X | - | Settling | as | | | - | + |
| Diseased Trees: oak wilt | , | | | | | | X | - | Soil Move | ome | nt | | | X |
| Endangered Species/Habita | | roner | rtv | | | | X | | | | | ure or Pits | | X |
| Fault Lines | it OII I | торсі | ιy | | | | X | - | | | | age Tanks | - | X |
| Hazardous or Toxic Waste | | | | | | | X | H | Unplatted | | | · · | | X |
| Improper Drainage | | | | | | | X | H | Unrecord | | | | | X |
| Intermittent or Weather Spri | nas | | | | | | X | F | | | | e Insulation | | X |
| Landfill | 90 | | | | | | $\stackrel{\wedge}{-}$ | F | | | | ot Due to a Flood Event | X | |
| Lead-Based Paint or Lead-E | Based | Pt. H | aza | rds | | | Х | | Wetlands | | _ | | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | Х |
| Encroachments onto the Pro | | | | | | | | _ | Wood Ro | | | | | X |
| Improvements encroaching | | ers' r | orop | ertv | | | Х | - | | | ation (| of termites or other wood | | X |
| ,p | | | | | | | | - 1 | destroyin | | | | | X |
| Located in Historic District | | | | | | | Х | | | | | nt for termites or WDI | | Х |
| Historic Property Designation | | | | | | | X | t | | | | r WDI damage repaired | | X |
| Previous Foundation Repair | | | | | | | X | r | Previous | | | - 1 | | X |
| Previous Roof Repairs | · | | | | | | | - | | | | mana panding rapair | | Х |
| Previous Other Structural R | | | | | | X | l l | | i ermite d | or W | וטי | amage needing repair | | |
| | epairs | | | | | X | Х | | | | | amage needing repair Main Drain in Pool/Hot | | |

(TXR-1406) 09-01-19

of Methamphetamine

Previous Use of Premises for Manufacture

Initialed by: Buyer: _____, ____ and Seller: ____, ___

Page 2 of 6

| Concerning | g the Property at Missouri City, TX 77459 | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|
| If the answ | the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): | | | | | | | | | |
| 51114111100 | Treak at the exhaust of water heater. was fixed himled facery without any damage | | | | | | | | | |
| *A sing | le blockable main drain may cause a suction entrapment hazard for an individual. | | | | | | | | | |
| which has | Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repairs not been previously disclosed in this notice? <u>x</u> yes no If yes, explain (attach additional sheets in the system of t | | | | | | | | | |
| | Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.) | | | | | | | | | |
| <u>Y N</u> | | | | | | | | | | |
| <u>X</u> _ | Present flood insurance coverage (if yes, attach TXR 1414). | | | | | | | | | |
| <u>X</u> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release or water from a reservoir. | | | | | | | | | |
| X | Previous flooding due to a natural flood event (if yes, attach TXR 1414). | | | | | | | | | |
| <u>X</u> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). | | | | | | | | | |
| <u>X</u> | Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO AH, VE, or AR) (if yes, attach TXR 1414). | | | | | | | | | |
| <u>X</u> | Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). | | | | | | | | | |
| X | Located wholly partly in a floodway (if yes, attach TXR 1414). | | | | | | | | | |
| X_ | Located wholly partly in a flood pool. | | | | | | | | | |
| X_ | Located wholly partly in a reservoir. | | | | | | | | | |
| | ver to any of the above is yes, explain (attach additional sheets as necessary): | | | | | | | | | |
| *For pu | rposes of this notice: | | | | | | | | | |
| which i | ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area 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 s considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir. | | | | | | | | | |
| area, и | ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding s considered to be a moderate risk of flooding. | | | | | | | | | |
| | pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers. | | | | | | | | | |
| | insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency he National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). | | | | | | | | | |
| "Floody | way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe | | | | | | | | | |

as a 100-year flood, without cumulatively increasing the water surface elevation 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.

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

water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ , ____ and Seller: _____ , ____ Page 3 of 6

X

(TXR-1406) 09-01-19

6919 Brewster Lane Concerning the Property at Missouri City, TX 77459 Section 6. 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 \underline{x} no If yes, explain (attach additional sheets as necessary): *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). Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __yes \underline{x} no If yes, explain (attach additional sheets as necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) Ν Room additions, structural modifications, or other alterations or repairs made without necessary permits, with X 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: __X_ Name of association: sienna Plantation Manager's name: Phone: Fees or assessments are: \$ 1205 per year and are: x 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 _ <u>X</u> 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 condition or use of the _ <u>X</u> Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited X to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated __X to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. X Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental ___X 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 _ <u>X</u> water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system __ X retailer. Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

and Seller:

Page 4 of 6

| Concerning the Prop | perty at | | 6919 Brewster Lane Missouri City, TX 7745 | 59 |
|---|---|---|---|---|
| | | | | |
| - | <u> </u> | t attached a survey | | ritten inspection reports from |
| persons who reg | jularly provide i | inspections and v | | ed as inspectors or otherwise |
| Inspection Date | Туре | Name of Inspec | ctor | No. of Pages |
| | | | | |
| | | | | + |
| | | | | |
| Note: A buyer | • | • | rts as a reflection of the cu from inspectors chosen by | rrent condition of the Property. the buyer. |
| | | | ler) currently claim for the | |
| X Homestead | | Senior Citizen Agricultural | _D | isabled |
| Wildlife Mana | agement | Agricultural | _ U | risabled Veteran Inknown |
| | | | | e proceeds to make the repairs for |
| | napter 766 of the | Health and Safety C | | ordance with the smoke detector o yes. If no or unknown, explain. |
| installed in acc including perfo | ordance with the req rmance, location, an | uirements of the buildid d power source require | ing code in effect in the area | to have working smoke detectors in which the dwelling is located, he building code requirements in rmore information. |
| family who will impairment froi the seller to ins | reside in the dwellin n a licensed physicia stall smoke detectors | g is hearing-impaired; n; and (3) within 10 day for the hearing-impaire | (2) the buyer gives the sellers after the effective date, the | buyer or a member of the buyer's r written evidence of the hearing buyer makes a written request for s for installation. The parties may etectors to install. |
| | | | | belief and that no person, including omit any material information. |
| Kamanan Pitchumani | | | 5:50 PM PDT | |
| Signature of Seller | | Date | Signature of Seller | Date |
| Printed Name: | | | Printed Name: | |
| (TXR-1406) 09-01-19 | Initialed | d by: Buyer:, | and Seller: [p | _, Page 5 of 6 |

Concerning the Property at ______ 6919 Brewster Lane Missouri City, TX 77459

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 the Property:

| Electric: Center Point Energy | phone #: | |
|-------------------------------|--------------|--|
| Sewer: SI Environment | phone #: | |
| Water: SI Environmental | phone #: | |
| Cable: Xfinity, Entouch | phone #: | |
| Trash: Best Trash | phone #: | |
| Natural Gas: SI Energy | phone #: | |
| Phone Company: | phone #: | |
| Propane: | phone #: | |
| Internet: Entouch | phone #: | |
| | | |

(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: | | Printed Name: | |
| (TXR-1406) 09-01-19 | Initialed by: Buyer: | , and Seller: ڳڳ , | Page 6 of 6 |