CONCERNING THE PROPERTY AT



14114 Green Thicket Drive, Pearland, TX 77584

(approximate date) or never occupied the Property

## SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2018

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.

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 x_ is is not _occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?

## 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.

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)		x	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.	Х		
French Drain		Х	
Gas Fixtures	Х		
Natural Gas Lines	Х		

Item	Υ	N	כ
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Χ		
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: sump grinder		Χ	
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna		Х	
Smoke Detector	Х		
Smoke Detector - Hearing			
Impaired		Χ	
Spa		Х	
Trash Compactor		Х	
TV Antenna		Х	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Χ		

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

and Seller: RDM Initialed by: Buyer: \_ (TAR-1406) 02-01-18 Redfin Corporation, 5307 E. Mockingbird Lane, #500 Dallas, TX 75206 Phone: (972)849-1680 Concerning the Property at

14114 Green Thicket Drive, Pearland, TX 77584

3												
Underground Lawn Sprink	ler		x	auto	mati	С_	_ manual a	area	as cov	ered:		
Septic / On-Site Sewer Fac	cility		x if y	es, a	attacł	า In	formation A	۱bo	ut On-	Site Sewer Facility (TAR-1407	)	
Water supply provided by: Was the Property built before (If yes, complete, sign, Roof Type: Composition Is there an overlay roof	ore 19 , and a Aspha	78? attach a1t	yes $x$ no TAR-1906 constitution $x$	ur once	nknov rning Age	wn   lea	ad-based pa	ain	t haza			
covering)? yes x_ no			in the mope	ity (	3111119	jics	5 OI 1001 C	OVE	sillig	stated over existing stilligies	01 1	OOI
• , ,	-									orking condition, that have de ary):		
aware and No (N) if you a	are no	t awa	are.)	s or	malf	un				following?: (Mark Yes (Y) if		
Item	Υ	N	Item					Υ	N	Item	Υ	N
Basement		Х	Floors						Х	Sidewalks		Х
Ceilings		Χ	Foundati		Slab(	(s)			Χ	Walls / Fences		Х
Doors		Х	Interior V						Х	Windows		Х
Driveways		Х	Lighting I	Fixtu	res				Х	Other Structural Components		Х
Electrical Systems		Х	Plumbing	g Sys	tems	3			Х			
Exterior Walls		Х	Roof						Х			
Section 3. Are you (Sello you are not aware.)	er) aw	are (	of any of the	follo	owin	g c	onditions:	(M	lark Y	es (Y) if you are aware and N	lo (N	l) if
Condition				Υ	N		Condition	<u> </u>			Υ	N
Aluminum Wiring				† <u>-</u>	X		Previous F		ındatio	on Repairs	-	X
Asbestos Components					Х		Previous F			•		X
Diseased Trees: oak wi	ilt				Х					uctural Repairs		Х
Endangered Species/Habi	tat on	Prop	erty		Х		Radon Ga	ıs		•		Х
Fault Lines		•			Х		Settling					Х
Hazardous or Toxic Waste	)				Х		Soil Move	me	nt			Х
Improper Drainage					Х		Subsurfac	e S	Structu	re or Pits		Х
Intermittent or Weather Sp	rings				Х		Undergrou	und	Stora	ge Tanks		Х
Landfill				Х			Unplatted	Ea	seme	nts		Х
Lead-Based Paint or Lead-	-Base	d Pt.	Hazards		Х		Unrecorde	ed E	Easem	nents		Х
Encroachments onto the P	ropert	y			Х		Urea-form	ald	lehyde	Insulation		Х
Improvements encroaching	g on of	thers	' property		Х		Water Per	neti	ration			Х
Located in 100-year Flood	plain						Wetlands	on	Prope	rty		
(If yes, attach TAR-1414)					X							Х
Located in Floodway (If ye	s, atta	ch T	AR-1414)		Х		Wood Rot					Х
Present Flood Ins. Coverage (If yes, attach TAR-1414)	ge				x		Active infe			f termites or other wood (WDI)		х
Previous Flooding into the	Struct	ures			Х		Previous t	rea	tment	for termites or WDI		Х
Previous Flooding onto the					Х		Previous t	ern	nite or	WDI damage repaired		Х
Located in Historic District					Х		Previous F					Х

(TAR-1406) 02-01-18

Concerning the Property at \_\_\_\_\_ Thicket \_Drive, Pearland, TX 77584

Historic Pro	operty Designation	Х	Termite or WDI damage needing repair	X
Previous Us of Methamp	se of Premises for Manufacture others	x	Single Blockable Main Drain in Pool/Hot Tub/Spa*	х
If the answer	er to any of the items in Section 3 is yes located near property	s, explain (a	ttach additional sheets if necessary):	
which has	Are you (Seller) aware of any item,	equipment, his notice?		of repair,
Section 5. not aware.		e following	(Mark Yes (Y) if you are aware. Mark No (N) i	f you are
<u>Y N</u> X	Room additions, structural modificatio unresolved permits, or not in complian		alterations or repairs made without necessary per ding codes in effect at the time.	rmits, with
<u>x</u>	Manager's name: FirstService Fees or assessments are: \$ 895 Any unpaid fees or assessment fo	Resident r the Prope	per Year and are: X mandatory	
<u>x</u>	with others. If yes, complete the follow	ing:	s courts, walkways, or other) co-owned in undivide harged? yes no If yes, describe:	
<u>x</u> _	Any notices of violations of deed restr Property.	ictions or go	overnmental ordinances affecting the condition or	use of the
X_	Any lawsuits or other legal proceeding to: divorce, foreclosure, heirship, bank	•	indirectly affecting the Property. (Includes, but is taxes.)	not limited
X_	Any death on the Property except for to the condition of the Property.	those death	ns caused by: natural causes, suicide, or accident	unrelated
X	Any condition on the Property which m	naterially aff	ects the health or safety of an individual.	
X_	hazards such as asbestos, radon, lead	d-based pair ner docume	ntation identifying the extent of the remediation (for	
X_	Any rainwater harvesting system locat water supply as an auxiliary water sou		roperty that is larger than 500 gallons and that use	s a public
<u>x</u>		-	ervice area owned by a propane distribution system undwater conservation district or a subsidence dist	

(TAR-1406) 02-01-18

Initialed by: Buyer: \_\_\_\_\_, \_\_\_ and Seller: Rh., \_\_\_\_, \_\_\_

If the answer to an	operty at <u>14114 Green</u> y of the items in Section				
SCR HOA					
Section 7. Within	× has has not atta	e you (Seller) re	eceived any written ir		
	inspections and who a es no If yes, attach co			therwise permitted b	y law to perform
Inspection Date	Туре	Name of Inspe			No. of Pages
4/12/2016	Home Inspection	Jeremy Humph	rey		8
Note: A	buyer should not rely on				n of the
Section 8. Check x Homestead	any tax exemption(s)	·			
		Agricultural	<del>-</del>	_ Disabled Veteran Unknown	
insurance claim o	you (Seller) ever receir a settlement or award as made?yes xno	d in a legal proc	eeding) and not used	the proceeds to mal	ke the repairs for
requirements of C	the Property have work Chapter 766 of the Heat Cheets if necessary):				
installed in ac including perf	of the Health and Safety C ccordance with the required formance, location, and po area, you may check unkno	ments of the buildi wer source require	ng code in effect in the a ements. If you do not kno	rea in which the dwellin w the building code req	ng is located,
family who wi impairment fro the seller to ii	require a seller to install sm ill reside in the dwelling is om a licensed physician; an nstall smoke detectors for i I bear the cost of installing t	hearing-impaired; nd (3) within 10 day the hearing-impaire	(2) the buyer gives the s s after the effective date, t ed and specifies the locat	eller written evidence of the buyer makes a writte ions for installation. The	f the hearing n request for
the broker(s), has i	es that the statements in nstructed or influenced s	Seller to provide i	naccurate information o		
Remy Danielle Martinez	<u></u>	7/9/2019 Date	Rolgulio Martinus Signature of Seller		7/9/2019 Date
Printed Name: Rem		Duic	Printed Name:	io Martinez, Jr.	
(TAR-1406) 02-01-18		Buyer:,	and Seller: Ph	M., PA	Page 4 of 5

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Contracts

Concerning the Property at

14114 Green Thicket Drive, Pearland, TX 77584

## 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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 the Property:

Electric: Centerpoint	phone #:
Sewer: City of Pearland	phone #:
Water: City of Pearland	phone #:
Cable: ATT	phone #:
Trash: City of Pearland	phone #:
Natural Gas: Centerpoint	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: ATT	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		Signature of Buyer	Date	
Printed Name:			Printed Name:	
(TAR-1406) 02-01-18	Initialed by: Buver:		and Seller: RDM . RM	Page 5 of 5