

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure

exceed the minimum disc								I his form	comp	olies	s Wit	n a	and contains ac	Iditional disclos	ures w	hic	:h
CONCERNING THE P	RC	PE	ER"	ΓΥ	AT	107	Misty Harbo	r Dr, Mon	gome	ery,	TX 7	77:	356				
THIS NOTICE IS A DI AS OF THE DATE S WARRANTIES THE B SELLER'S AGENTS, O	SIG UY	NE ER	D R M	BY AY	'S WI	ELL SH	ER AND TO OBTA	IS NOT	Α 5	SUI	BST	ΙT	TUTE FOR A	ANY INSPEC	TIONS	S (OR
Seller ☑ is ☐ is not the Property? ☐Property	0	CCL	ру	ing	the	Pr	operty. If							ince Seller ha			
Section 1. The Prope This notice does not es																vej	y.
Item	Υ	N	U	1 [Ite	m			Υ	Ν	U		Item	-	Υ	N	1
Cable TV Wiring	\mathbf{V}				Lic	uid	Propane (Gas:		\square			Pump: su	mp	r 🗆	$\overline{\mathbf{V}}$	1 C
Carbon Monoxide Det.		\mathbf{V}					ommunity (\square			Rain Gutters		\checkmark] [
Ceiling Fans	\checkmark						Property	<u>, , , , , , , , , , , , , , , , , , , </u>		\square			Range/Stove			V	1 C
Cooktop	\bigvee				Но	t Tı	np ar			\square			Roof/Attic V		V] [
Dishwasher	\checkmark				Int	erc	om System)		\mathbf{V}			Sauna			$\overline{\mathbf{V}}$	1 C
Disposal	\mathbf{V}						wave		∇				Smoke Dete	ctor	abla] [
Emergency Escape Ladder(s)		V			Outdoor Grill				\square			Smoke Dete Impaired	ector – Hearir	ng 🗆	V	1 C	
Exhaust Fans	V				Patio/Decking			\mathbf{V}			Spa			\checkmark	1 C		
Fences		\mathbf{V}			Plumbing System				\mathbf{V}			Trash Comp	actor			1 [
Fire Detection Equip.		\mathbf{V}			Pool				\square			TV Antenna			$\overline{\mathbf{V}}$	1 [
French Drain	\bigvee				Pool Equipment				\square			Washer/Dry		V] [
Gas Fixtures		\square			Pool Maint. Accessories				\mathbf{V}			Window Scr		$\overline{\mathbf{V}}$] [
Natural Gas Lines	abla				Ро	ol F	leater			\square			Public Sewe	r System	abla] [
Item				ΤY	′ N	ıΙ	ı	Additio	nal I	nfo	<u>rm</u>	at	ion				
Central A/C				. ∠	_									ed			
Evaporative Coolers																	
Wall/Window AC Units																	
Attic Fan(s)																	
Central Heat			V														
Other Heat					if yes describe:												
Oven					☑ ☐ ☐ number of ovens: 1 ☐ electric ☑ gas ☐ other:												
Fireplace & Chimney					☑ □ □ □ wood ☑ gas logs □ mock □ other:												
Carport				Ī		_	□ □ attacl		ot a								
Garage				V			☐ attacl		ot a			_					
Garage Door Openers				V		_		of units:				_	umber of rem	otes: 2			
Satellite Dish & Contro	ls			V						fro	m			<u> </u>			
Security System				V	-							le	ver Activated				
Solar Panels				Ī] [2		owne										
Water Heater				V				ric ☑ gas					nur	mber of units:	2		
Water Softener				V			☑ owne										
Other Leased Item(s)				Ē	_												
(TXR-1406) 09-01-19		lı	nitia	led	by:				and S	Selle		08/	705/19		Page 1	1 of	6

Willis Office

							areas covered: total		
Septic / On-Site Sewer Facility □ □ □ if ye	s, at	ttach	ı Ir	nforma	tion	Αb	out On-Site Sewer Facility (TXR	<u>-14(</u>	07)
Water supply provided by: □ city □ well ☑ M	1UD		CO.	-ор 🛮	unk	nc	own 🛮 other:		
Was the Property built before 1978? ☐ yes ☑									
(If yes, complete, sign, and attach TXR-1906	cor	ncerr	nin	ıg lead	-bas	ec	I paint hazards).		
Roof Type: Composite Shingle		Age					(approxi		
Is there an overlay roof covering on the Property	y (sh	ningle	es	or roo	f cov	er/	ing placed over existing shingles	or	roof
covering)? ☐ yes ☑ no ☐ unknown									
Are you (Seller) aware of any of the items liste	d in	this	S	ection	1 th	at	are not in working condition, the	at h	ave
defects, or are need of repair? □ yes ☑ no If								at 11	uvc
adiotic, or are mode or repair.	, 00	, 400	<i>-</i>	100 (at		u			
						_			
Section 2. Are you (Seller) aware of any def			ma	alfunct	tions	S İ	n any of the following?(Mark)	Yes	(Y)
if you are aware and No (N) if you are not aware	are.)							
Item Y N Item				Υ	N		Item	Υ	N
				╅	IN □				N
	/ CI-	h /-\					Sidewalks		
Ceilings		ıb(s)			\square		Walls / Fences		
Doors □ ☑ Interior Wall					abla		Windows		∇
Driveways □ ☑ Lighting Fixt					abla		Other Structural Components		\bigvee
Electrical Systems	/ster	ns			abla				
Exterior Walls					\checkmark				
If the answer to any of the items in Section 2 is	100	ovol	oir	o (otto	sh o	44	itional chapte if necessary):		
If the answer to any of the items in Section 2 is y	yes,	expi	all	ı (allal	JII at	Ju	ilional sheets ii necessary).		
Section 3. Are you (Seller) aware of any of	the	foll	O۷	ving c	ond	iti	ons? (Mark Yes (Y) if you are	aw	are
and No (N) if you are not aware.)									
O - 1141 - 11	- V		Г	01					
Condition	Υ	N	-	Cond				Υ	N
Aluminum Wiring				Rador		S			V
Asbestos Components		\square	L	Settlin					abla
Diseased Trees: ☐ oak wilt ☐		abla	L	Soil M					∇
Endangered Species/Habitat on Property		\square		Subsu	ırfac	e :	Structure or Pits		\bigvee
Fault Lines		\square		Under	grou	ınd	d Storage Tanks		\checkmark
Hazardous or Toxic Waste		\square	Γ	Unpla	tted	Εá	asements		$\langle \cdot \rangle$
Improper Drainage		\square		Unrec	orde	d	Easements		∇
Intermittent or Weather Springs		\square		Urea-	form	ald	dehyde Insulation		\square
Landfill		\square	f				ige Not Due to a Flood Event	\square	
Lead-Based Paint or Lead-Based Pt. Hazards			F				Property		
	=	☑	-	Wood			ППОРСПУ		Ø
Encroachments onto the Property		_	-				ation of tormitoe or other wood	ш	Y.
Improvements encroaching on others' property		abla					ation of termites or other wood		\checkmark
The state of the s	_		F				sects (WDI)		
Located in Historic District		\square	-				atment for termites or WDI		∇
Historic Property Designation		abla	L				mite or WDI damage repaired		\bigvee
Previous Foundation Repairs		\square		Previo					\checkmark
Previous Roof Repairs		\square		Termi	te or	M	/DI damage needing repair		\checkmark
Previous Other Structural Repairs				Single	Blo	oc	kable Main Drain in Pool/Hot		٦
•		abla		Tub/S	ра*			┙	\square
Previous Use of Premises for Manufacture			_						
of Methamphetamine		\square							
<u> </u>		 		٦		Г	DW JW	-	
(TXR-1406) 09-01-19 Initialed by: Buyer:				and S	eller:		08/05/19 08/05/19 Pag	e 2 c	ot 6
							de la lace de la dela lace de la e de la e de la lace de la lace de la lace de la lace de lace de lace de la lace de lace		

Concerning the Property at 107 Misty Harbor Dr, Montgomery, TX 77356

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): When the satellite dish was installed (during a rainstorm) the installer pulled on an attic vent which caused a leak in the 2nd Master								
	Bedroom Ceiling. Leak was stopped immediately and ceiling repaired.							
Section	*A single blockable main drain may cause a suction entrapment hazard for an individual. Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need							
	pair, which has not been previously disclosed in this notice? yes no If yes, explain (attach phales sheets if necessary):							
	on 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and wholly or partly as applicable. Mark No (N) if you are not aware.)							
Y N □ ☑	Present flood insurance coverage (if yes, attach TXR 1414).							
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.							
	Previous flooding due to a natural flood event (if yes, attach TXR 1414).							
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).							
	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).							
	Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).							
	Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).							
	Located ☐ wholly ☐ partly in a flood pool.							
	Located ☐ wholly ☐ partly in a reservoir.							
If the a	answer to any of the above is yes, explain (attach additional sheets as necessary):							
*F	for purposes of this notice:							
wh	00-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, ich 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, ich is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.							
are	00-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard ea, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, ich is considered to be a moderate risk of flooding.							
	ood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is bject to controlled inundation under the management of the United States Army Corps of Engineers.							
"FI	ood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency							

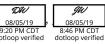
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"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 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.

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller:



Page 3 of 6

pr	ovide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach al sheets as necessary):
	Even	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Ac	lminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional s necessary):
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) e not aware.)
<u>Y</u>	N ☑	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with 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: Name of association: Bentwater Property Owner's Association Manager's name: Robert Yetter Phone: 936-597-5532 Fees or assessments are: \$ 1091 per year and are: ✓ 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 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 Property.
	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
		Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	\square	Any condition on the Property which materially affects the health or safety of an individual.
	Ø	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental 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 water supply as an auxiliary water source.
		The Property is located in a propane gas system service area owned by a propane distribution system retailer.
		Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If t	he ans	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(T)	R-1406	Page 4 of 6 Initialed by: Buyer: and Seller: OB/05/19 Sign Op-01-19 And Seller: OB/05/19 Sign Op-01-19 Page 4 of 6

Willis Office

Section 10. With persons who re	in the last of gularly prov	ide inspections and wl	rvey of the Property. Ier) received any written insplay The are either licensed as insplay The lif yes, attach copies and com	pectors or other
Inspection Date	Туре	Name of Inspecto		No. of Pa
Note: A buyer sh			s as a reflection of the current co om inspectors chosen by the buy	
Homestead		temption(s) which you (\$ ☑ Senior Citizen ☐ Agricultural	Seller) currently claim for the F Disabled Disabled Veteran Unknown	Property:
example, an insuto make the repa	you (Selle urance claim iirs for which	r) ever received proce or a settlement or awar of the claim was made?	eds for a claim for damage d in a legal proceeding) and n □ yes ☑ no If yes, explain:	ot used the proc
Section 13. Have example, an insuto make the reparation make the reparation of the section 14. Does detector requires	e you (Selle urance claim irs for which es the Prope ments of Cha	r) ever received proce or a settlement or awar the claim was made?	d in a legal proceeding) and not be used in a legal proceeding and not be used in accordand Safety Code?*	ot used the proc
Section 13. Have example, an insuto make the repartor make the repartor make the repartor unknown, explain the section 14. Does detector requires or unknown, explain the section of the section 15 of the section	e you (Selle urance claim hirs for which es the Prope ments of Chain. (Attach and ordance with the	r) ever received proces or a settlement or awar in the claim was made? In the claim was made In th	d in a legal proceeding) and not be used in a legal proceeding and not be used in accordand Safety Code?*	ance with the sr n □ no ☑ yes. rking smoke detector ne dwelling is located
Section 13. Have example, an insuto make the repartor make the repartor make the repartor make the repartor 14. Does detector requires or unknown, explaint a continuity of the repartor of th	e you (Selle urance claim hirs for which es the Properents of Chain. (Attach a cordance with the mance, location, i may check unk quire a seller to reside in the documents of physemoke detectors	ry ever received proces or a settlement or awar in the claim was made?	e detectors installed in accord and Safety Code?* unknown ary):	ance with the srange of the dwelling is located requirements in effective of the buyer indence of the hearing written request for the
Section 13. Have example, an insuto make the repart to make the repart of make the repart of the section 14. Does detector require or unknown, explaint of u	e you (Selle urance claim hirs for which hirs for which hirs for which he set the Proper ments of Chain. (Attach a fithe Health and bridance with the mance, location, a may check unkaguire a seller to reside in the dia a licensed physismoke detectors a cost of installing ges that the sker(s), has in	rty have working smoke apter 766 of the Health and ditional sheets if necess and power source requirements of the building and power source requirements in the welling is hearing-impaired; (2, ician; and (3) within 10 days aft for the hearing-impaired and so go the smoke detectors and which tatements in this notice a	d in a legal proceeding) and now yes on the proceeding of the proc	ance with the sr ance w
Section 13. Have example, an insuto make the repart to make the repart of make the repart of the section 14. Does detector requires or unknown, explain the section of the	e you (Selle urance claim hirs for which hirs for which hirs for which he set the Proper ments of Chain. (Attach a fithe Health and bridance with the mance, location, a may check unkaguire a seller to reside in the dia a licensed physismoke detectors a cost of installing ges that the sker(s), has in	rty have working smoke apter 766 of the Health and ditional sheets if necess and power source requirements of the building and power source requirements in the welling is hearing-impaired; (2, ician; and (3) within 10 days aft for the hearing-impaired and so go the smoke detectors and which tatements in this notice a	d in a legal proceeding) and not yes on If yes, explain: e detectors installed in accord and Safety Code?* on unknown ary): mily or two-family dwellings to have we code in effect in the area in which the s. If you do not know the building code had building official for more information. The hearing impaired if: (1) the buyer or a left of the buyer gives the seller written ever the effective date, the buyer makes a specifies the locations for installation. The brand of smoke detectors to install.	ance with the sr ance w
Section 13. Have example, an insuto make the repart to make the repart of make the repart	e you (Selle urance claim hirs for which es the Properation (Attach a continuous and continuous a licensed physical cost of installing ges that the sker(s), has in on.	rty have working smoke apter 766 of the Health and ditional sheets if necess and power source requirements of the building and power source requirements and power source requirements and power source requirements and power source requirements install smoke detectors for the welling is hearing-impaired; (2, ician; and (3) within 10 days aft for the hearing-impaired and so go the smoke detectors and which tatements in this notice and structed or influenced S	d in a legal proceeding) and now yes on the proceeding of the proceded of the proced	ance with the srange of the second of the buyer idence of the buyer written request for the parties may agreed ief and that no permation or to omit

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.

Electric: Entergy	phone #: <u>800-308-3749</u>
Sewer: MUD 18 (Hayes Utilities)	phone #: 936-588-1166
Water: MUD18 (Hayes Utilities)	phone #: 936-588-1166
Cable: Suddenlink	phone #: 877-694-9474
Trash: MUD 18 (Waste Mgmt.)	phone #: 936-588-1166
Natural Gas: CenterPoint	phone #: 713-659-2111
Phone Company: Consolidated	phone #: 936-756-0611
Propane: n/a	phone #:
Internet: Multiple Choices	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.

(6) The following providers currently provide service to the Property:

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:		and Seller: DW 08/05/19 08/05/19 08/05/19 8:46 PM CDT dottoop verified dottoop verified	Page 6 of 6