

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 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? 12/2008 (approximate date) or never 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	ט
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: sump grinder		Χ	
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Χ		
Sauna		Χ	
Smoke Detector	Χ		
Smoke Detector - Hearing Impaired			х
Spa		Х	
Trash Compactor		Х	
TV Antenna		Х	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Х		

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

(TAR-1406) 02-01-18 Initialed by: Buyer: and Seller: M Redfin Corporation, 5307 E. Mockingbird Lane, #500 Dallas, TX 75206 Phone: (972)849-1680

Concerning the Property at	۷,۰	+33 1	Thechase Dr. Forter, 12 77.					
Underground Lawn Sprinkle	r		X X automatic manua	l are	as co	vered: Front, Side		
Septic / On-Site Sewer Faci			x if yes, attach Information	n Ab	out Or	-Site Sewer Facility (TAR-1407))	
Was the Property built befor (If yes, complete, sign, a Roof Type: Composite	e 19 and a	78? sattach	well X MUD co-op unknown yes x no unknown TAR-1906 concerning lead-based Age: 10 on the Property (shingles or roof	l pair	nt haza	ards). (approx		
are need of repair? yes _	x no	o If ye	items listed in this Section 1 that as, describe (attach additional shee	ts if	necess	sary):		
Item	Υ	N	Item	Υ	N	Item	Υ	N
Basement		Х	Floors		Х	Sidewalks	†	Х
Ceilings		Х	Foundation / Slab(s)		Х	Walls / Fences		Х
Doors		Х	Interior Walls		Х	Windows		Х
Driveways		Х	Lighting Fixtures		Х	Other Structural Components		Х
Electrical Systems		Х	Plumbing Systems		Х			
Exterior Walls		Х	Roof		Х			
If the answer to any of the it	ems	in Se	ection 2 is yes, explain (attach addi	tiona	l shee	ts if necessary):		

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Υ	N
Aluminum Wiring		Х
Asbestos Components		Х
Diseased Trees: oak wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in 100-year Floodplain		
(If yes, attach TAR-1414)		Х
Located in Floodway (If yes, attach TAR-1414)		Х
Present Flood Ins. Coverage		
(If yes, attach TAR-1414)	Х	
Previous Flooding into the Structures		Х
Previous Flooding onto the Property		Х
Located in Historic District		Х

Condition	Υ	N
Previous Foundation Repairs		Х
Previous Roof Repairs		Х
Previous Other Structural Repairs		Х
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Х
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Penetration		Х
Wetlands on Property		
		Х
Wood Rot		Х
Active infestation of termites or other wood		
destroying insects (WDI)		x
Previous treatment for termites or WDI		Х
Previous termite or WDI damage repaired		Х
Previous Fires		Х

(TAR-1406) 02-01-18

Initialed by: Buyer: and Seller:

Concerning the Property at $\underline{^{25493}}$ Vinechase Dr. Porter, TX $\overline{}$ 77365

Historic P	roperty Designation	X	Termite or WDI damage needing repair	X			
	Use of Premises for Manufacture mphetamine	х	Single Blockable Main Drain in Pool/Hot Tub/Spa*	х			
If the ansv	wer to any of the items in Section 3 is yes	s, explain (a	ttach additional sheets if necessary):				
which ha	. Are you (Seller) aware of any item,	equipment, his notice?	or system in or on the Property that is in need y yes x_ no lf yes, explain (attach additiona	of repair,			
Section 5		e followinç	(Mark Yes (Y) if you are aware. Mark No (N)	if you are			
<u>Y N</u>							
X	Room additions, structural modification unresolved permits, or not in compliant		alterations or repairs made without necessary pe ding codes in effect at the time.	rmits, with			
	Manager's name: Spectrum Ass Fees or assessments are: \$ 845 Any unpaid fees or assessment for	ociation or the Prope	rassessments. If yes, complete the following: Management Phone: 281-343-9178 per _year and are: X mandatory rty? yes (\$) x_ no n, provide information about the other associations	_ voluntary			
<u>X</u>	with others. If yes, complete the follow	ving:	s courts, walkways, or other) co-owned in undividently harged? yes no If yes, describe:				
<u>X</u> _	Any notices of violations of deed restrictions.	rictions or g	overnmental ordinances affecting the condition or	use of the			
<u>x</u> _	Any lawsuits or other legal proceeding to: divorce, foreclosure, heirship, bank	•	r indirectly affecting the Property. (Includes, but is taxes.)	not limited			
<u>X</u> _	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 n	naterially aff	ects the health or safety of an individual.				
X_	hazards such as asbestos, radon, lead	d-based pai her docume	ntation identifying the extent of the remediation (for				
X_	Any rainwater harvesting system local water supply as an auxiliary water sou		roperty that is larger than 500 gallons and that use	es a public			
X_	The Property is located in a propane ga	as system s	ervice area owned by a propane distribution system	retailer.			
<u>x</u>							

(TAR-1406) 02-01-18

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

Concerning the Property a	t_25493 Vinech	hase Dr. Porte	r, TX 77365		
If the answer to any of the Property in Lone Star	items in Section	5 is yes, explain	(attach additional sh	eets if necessary):	
Property in Lone Star	Groundwater	Conservation D)istrict		
Section 6. Seller has	× has not atta	ached a survey (of the Property.		
Section 7. Within the la		_		inspection reports fro	om persons who
regularly provide inspections?yes _{X_} n	tions and who a	are either license	ed as inspectors or		
Inspection Date Typ		Name of Inspe			No. of Pages
		+			
Note: A buyer s	hould not rely on	the above-cited	reports as a reflection	on of the current condition	n of the
Prope	rty. A buyer shou	uld obtain inspect	tions from inspectors	chosen by the buyer.	
Section 8. Check any ta			er) currently claim f		
Homestead		_ Senior Citizen		Disabled	
Wildlife Manageme Other:	nt	_ Agricultural		Disabled Veteran	
Ouici				Unknown	
Section 9. Have you					any insurance
Section 9. Have you provider? x yes no Section 10. Have you (S insurance claim or a set	(Seller) ever eller) ever rece llement or award	filed a claim lived proceeds f d in a legal proc	for damage to for a claim for dar eeding) and not us	the Property with mage to the Property ed the proceeds to ma	(for example, an ke the repairs for
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Section 9. Have you provider? x yes no Section 10. Have you (S insurance claim or a set which the claim was made which the claim was made and the section 11. Does the Prorequirements of Chapter (Attach additional sheets in	eller) ever receivement or awarde? yes x_ no perty have won the Heaf necessary):	filed a claim fived proceeds for a legal proceed of the second of the s	for damage to for a claim for dare eeding) and not us etectors installed in code?* unknown	the Property with mage to the Property ed the proceeds to main	(for example, an ke the repairs for
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Section 9. Have you provider? x_yes no Section 10. Have you (S insurance claim or a sett which the claim was made which the property has builder with the seller to install smade who will pear the seller to install smade who will bear the seller acknowledges that the broker(s), has instructed the seller (s), has instructed the seller (s).	eller) ever receitlement or award de? yes x no extended the statement of award de? yes x no extended the statement of the statements in the statement in the statem	rking smoke dealth and Safety College requires one-faments of the building ower source required own above or contact the hearing-impaired; and (3) within 10 days the hearing-impaired; the smoke detectors on this notice are to Seller to provide in the source and the smoke detectors on this notice are to Seller to provide in the smoke detectors on this notice are to Seller to provide in the smoke detectors on this notice are to seller to provide in the smoke detectors on this notice are to seller to provide in the smoke detectors on the smoke detectors of the smoke detectors on this notice are to seller to provide in the smoke detectors of the smoke detectors	for damage to for a claim for dar reeding) and not use rectors installed in code?* unknown rectors family or two-family dwe fing code in effect in the firments. If you do not be first your local building offer the hearing impaired iffer (2) the buyer gives the first after the effective date and specifies the lo s and which brand of so true to the best of S inaccurate information	the Property with mage to the Property ed the proceeds to main accordance with the no yes. If no or ellings to have working smote area in which the dwelling know the building code required ficial for more information. (1) the buyer or a member of the seller written evidence of the the buyer makes a written cations for installation. The moke detectors to install. eller's belief and that no on or to omit any material	(for example, anke the repairs for smoke detector unknown, explain.) Toke detectors ag is located, quirements in the buyer's f the hearing en request for exparties may a person, including I information.
Section 9. Have you provider? x yes _ no Section 10. Have you (S insurance claim or a sett which the claim was made which the property has builder with the seller in accordance including performance effect in your area, you will a be a seller to install smade who will be at the seller to install smade who will be at the seller acknowledges that the broker(s), has instructed with the seller in the seller in the seller in the seller acknowledges that the broker(s), has instructed with the seller in the seller	eller) ever receitlement or award de? yes x no extended the statement of award de? yes x no extended the statement of the statements in the statement in the statem	rking smoke de alth and Safety Cooke requires one-faments of the building own above or contact the hearing-impaired; and (3) within 10 days the hearing-impaired; the smoke detectors on this notice are to Seller to provide in 7/29/2019	for damage to for a claim for dargeding) and not use etectors installed in Code?* unknown ectors family or two-family dwelling code in effect in the ements. If you do not be compared in the entry of the buyer gives the compared in the entry of the safter the effective date and specifies the loss and which brand of so that the true to the best of Sinaccurate information. Compared by: Compared by: Compared to the compared to the compared by: Compared to the	the Property with mage to the Property ed the proceeds to ma n accordance with the no yes. If no or ellings to have working smo e area in which the dwelling know the building code red ficial for more information. (1) the buyer or a member of the seller written evidence of the, the buyer makes a written cations for installation. The moke detectors to install. eller's belief and that no on or to omit any materia	(for example, anke the repairs for smoke detector unknown, explain.) Toke detectors in solution in the buyer's for the hearing en request for exparties may a person, including I information. 7/29/2019
Section 9. Have you provider? x_yes no Section 10. Have you (S insurance claim or a sett which the claim was made which the property has builder with the seller to install smade who will pear the seller to install smade who will bear the seller acknowledges that the broker(s), has instructed the seller (s), has instructed the seller (s).	eller) ever receitlement or award de? yes x no extended the statement of the statement of the statements in the dor influenced to the statements in the statement in the stateme	rking smoke dealth and Safety College requires one-faments of the building ower source required own above or contact the hearing-impaired; and (3) within 10 days the hearing-impaired; the smoke detectors on this notice are to Seller to provide in the source and the smoke detectors on this notice are to Seller to provide in the smoke detectors on this notice are to Seller to provide in the smoke detectors on this notice are to seller to provide in the smoke detectors on this notice are to seller to provide in the smoke detectors on the smoke detectors of the smoke detectors on this notice are to seller to provide in the smoke detectors of the smoke detectors	for damage to for a claim for dargeding) and not use electors installed in Code?* unknown ectors family or two-family dwaying code in effect in the ements. If you do not be compared in the entire in the e	the Property with mage to the Property ed the proceeds to main n accordance with the no yes. If no or ellings to have working smode area in which the dwelling know the building code red ficial for more information. (1) the buyer or a member of the seller written evidence of the the buyer makes a written cations for installation. The moke detectors to install. eller's belief and that no on or to omit any materia	(for example, anke the repairs for smoke detector unknown, explain.) Toke detectors ag is located, quirements in the buyer's f the hearing en request for exparties may a person, including I information.

Concerning the Property at ______ Dr. Porter, TX 77365

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 foll	owing prov	riders curren	tly	provide :	service t	to 1	the I	⊇ropert	y:

Electric:	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	
Phone Company:	phone #:
Propane:	phone #:
Internet:	 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:	
(TAR-1406) 02-01-18	Initialed by: Buyer:	and Seller: M	Page 5 of 5