

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS. Seller is is in to occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never occupied No Oven Y Microwave U Trash Compactor Y Washer/Dryer Hookups Y Security System U Fire Detection Equipment Y Smoke Detector Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close. U TV Antenna Y Ceiling Fan(s) Y Central A/C Y Central Heating Y Plumbing System Y Plumbing System Y Patio/Decking N Pool N Pool Equipment N Pool Heater V Fireplace(s) & Chimney (Wood burning) Not Attached Garage ODOr Opener(s): V Centrol (S) Not Attached Garage Door Opener(s):	TEXAS REAL ESTATE COMMISSION					
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS. Seller is is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Year is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Year is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Year is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Year is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never occupied Never occupied Year is in the vision of Seller has occupied the Property? Never occupied Year is not occupied the Property. If unoccupied, how long since Seller has occupied the Property? Never occupied Year is not occupied the Property. If unoccupied, how long since Seller has occupied the Property. If unoccupied, how long since Seller has occupied the Property. If unoccupied the Property? Never occupied Year is not occupied the Property. If unoccupied, how long since Seller has occupied the Property? Never occupied Year is not occupied. Year is not occupied the Property? Never occupied Year is not occupied. Year is not occupied the Property? Never occupied Year is not occupied. Year is n	CONCERNING THE PROPERTY AT					
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durage Book opener(s).	- <u> </u>		<u> </u>			
Water Hanton		Y Gas	N Electric			
N c: N Wall Y MID N coas	N cu		NI NI			
Water Supply:CityWellMUDCo-op Roof Type: Shingle RoofAge: 0 - 7 (approx.)	water supply.					
Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in						

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

	Seller's Disclosure Notice Concerning the Property at 12810 Pheasant Lake Ct, Houston, TX 77041 Page 2						
(Street Address and City)							
2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chap 766, Health and Safety Code?* Yes No X Unknown. If the answer to this question is no or unknown, expl							
	(Attach additional sheets if necessary):	Detectors have b	een brought to code for age of home.				
	Seller has never occupied this property. Seller encoura	iges Buyer to have their o	own inspections performe	ed and verify all information relating to this property.			
Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.							
١.	Are you (Seller) aware of any known defe	cts/malfunctions in	n any of the follow	ving? Write Yes (Y) if you are aware, write No			
	if you are not aware. N Interior Walls	N Ceilings		N Floors			
		Cellings					
	EXTELLOL MAILS	DOOIS		Willidows			
	— ROOI	Foundation		Sidewalks			
	walls/rences	Driveway		Intercom system			
	N Plumbing/Sewers/Septics	N Electrical	Cyctoms	N Lighting Fixtures			
			Systems	Lighting rixtures			
	N Other Structural Components (Des		aystems	Lighting Fixtures			
	Other Structural Components (Des	cribe): xplain. (Attach add	ditional sheets if no	ecessary):			
	Other Structural Components (Des	cribe):xplain. (Attach add	ditional sheets if no	ecessary):ed and verify all information relating to this property.			
١.	N Other Structural Components (Des	xplain. (Attach add	ditional sheets if no own inspections performed Vrite Yes (Y) if you	ecessary):ed and verify all information relating to this property. are aware, write No (N) if you are not aware.			
•	N Other Structural Components (Des	xplain. (Attach addinges Buyer to have their oving conditions? Westroying insects)	own inspections performed by the Yes (Y) if you and Yes on the Yes of	ecessary): ed and verify all information relating to this property. are aware, write No (N) if you are not aware. s Structural or Roof Repair			
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-	N Other Structural Components (Des	xplain. (Attach addinges Buyer to have their oving conditions? Westroying insects)	ditional sheets if not be a sheet side of the control of the contr	ecessary):ed and verify all information relating to this property. are aware, write No (N) if you are not aware. s Structural or Roof Repair ous or Toxic Waste as Components			
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	If the answer to any of the above is yes, e Seller has never occupied this property. Seller encoura Are you (Seller) aware of any of the follow N	xplain. (Attach addings Buyer to have their or ving conditions? We stroying insects) ding Repair Event ault Lines I/Hot Tub/Spa*	ditional sheets if not own inspections performed by the Yes (Y) if you and Yerevious Notes and Asbesto Notes Aluminus Notes No	ecessary): ed and verify all information relating to this property. are aware, write No (N) if you are not aware. s Structural or Roof Repair ous or Toxic Waste s Components rmaldehyde Insulation fass seed Paint um Wiring s Fires ed Easements ace Structure or Pits s Use of Premises for Manufacture of hiphetamine ecessary):			

	Seller's Disclosure Notice Concerning the Property at 12810 Pheasant Lake Ct, Houston, TX 77041 Page 3					
5.	(Street Address and City) Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are awar No (if you are not aware). If yes, explain (attach additional sheets if necessary).					
	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.					
6.	Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware. N Present flood insurance coverage					
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir					
	N Previous water penetration into a structure on the property due to a natural flood event					
	Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.					
	N Located 🔿 wholly 🔿 partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)					
	N Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))					
	N Located (wholly (partly in a floodway					
	N Located (wholly (partly in a flood pool					
	N Located wholly partly in a reservoir					
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):					
	if the ariswer to any of the above is yes, explain (attach additional sheets if necessary).					
	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.					
	*For purposes of this notice:					
	"100-year floodplain" means any area of land that:					
	(A) is identified on the flood insurance rate map as a special flood hazard area, which 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, which is considered to be a high risk of flooding; and					
	(C) may include a regulatory floodway, flood pool, or reservoir.					
	"500-year floodplain" means any area of land that:					
	(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated					
	on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate					
	risk of flooding.					
	"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the					
	reservoir and that is subject to controlled inundation under the management of the United States Army Corps of					
	Engineers. "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 of 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.					
7.	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 No. If yes, explain (attach additional sheets as necessary):					
	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.					
	*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).					
8.	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets as necessary):					
	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.					

				12010	Dharasak Lalas Chilla		09-01-2019	
	Seller	's Disclosure Notice Co	ncerning the Property at	:	Pheasant Lake Ct, Ho (Street Address and C	ra	age 4	
9.	Are y	ou (Seller) aware of an	y of the following? Writ	te Yes (Y) if y	ou are aware, write No (N)	•		
	N	N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.						
	Υ	Homeowners' Associa	ition or maintenance fe	es or assess	ments.			
	N	Any "common area" (with others.	facilities such as pools,	tennis court	s, walkways, or other areas	s) co-owned in undivided	d interest	
	N 	Any notices of violation Property.	ons of deed restrictions	or governm	nental ordinances affecting	the condition or use of	the	
	N	Any lawsuits directly	or indirectly affecting th	ne Property.				
	N	– Any condition on the	Property which materia	ally affects t	he physical health or safety	y of an individual.		
	N		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.					
	<u>Y</u>	_Any portion of the pro	operty that is located in	a groundw	ater conservation district o	or a subsidence district.		
	If the	answer to any of the a	bove is yes, explain. (A	ove is yes, explain. (Attach additional sheets if necessary):				
	Eldı	ridge Park HOA , INC - (C/O Principal Manageme	ent Group of	Houston - \$508.00 Annual	ly, \$200.00 Transfer fee p	paid to	
					n) - Property located in Hari wn inspections performed and veri			
11.	(Chapmaykadjace This page 2001) This page 2001	oter 61 or 63, Natural Roce required for repairs tent to public beaches or other operations. Ilation Compatible Usenternet website of the	esources Code, respect or improvements. Co for more information. ed near a military instal Information relating to Zone Study or Joint La	tively) and a ontact the I lation and n o high noise and Use Stu	subject to the Open Bead beachfront construction ocal government with ord may be affected by high no and compatible use zone dy prepared for a military unty and any municipality	certificate or dune proted dinance authority over of oise or air installation con es is available in the mos installation and may be	ection permit construction mpatible use est recent Air accessed on	
1	,		zed signer on behalf of loor Property J LLC	2/24/2040				
S ign	<i>و و و</i> ature of	n Ulne Seller		18/21/2019 Pate	Signature of Seller		Date	
The	e unde	rsigned purchaser here	eby acknowledges rece	ipt of the fo	regoing notice.			
Sign	ature of	Purchaser	D	ate	Signature of Purchaser		Date	



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. OP-H