

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



09-01-2019

CONCERNING 1	THE PROPERTY	AT_
		••

1634 S Medio River Cir, Sugar Land, TX 77478 (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller 🗌 is 🕅 is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

Y Ran	nge	Y (Oven	_	Y	Microwave
Y Disł	hwasher	U	Trash Compactor		Y	_ _Disposal
Y Was	sher/Dryer Hookups	U \	Window Screens	_	Y	_Rain Gutters
Y Sec	urity System	U_F	Fire Detection Equipmen	t _	U	Intercom System
D			Smoke Detector			
Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close.		U Smoke Detector-Hearing Impaired Carbon Monoxide Alarm		Impaired		
			U Emergency Escape Ladder(s)			
TV /			Cable TV Wiring	_	U	_Satellite Dish
Y_Ceil	ling Fan(s)	U,	Attic Fan(s)	_	Y	_Exhaust Fan(s)
Y_Cen	ntral A/C	Y (Central Heating	_	Ν	Wall/Window Air Conditioning
		N g	Septic System	_	Y	Public Sewer System
		N (Outdoor Grill	_	Y	Fences
<u>N</u> Poo		Ng	Sauna	_		_SpaNHot Tub
N Pool Equipment	• •	N Pool Heater		_	U	Automatic Lawn Sprinkler System
	eplace(s) & Chimney (Wood burning)			_	Y	Fireplace(s) & Chimney (Mock)
Y_Nat	tural Gas Lines			_	U	_Gas Fixtures
U_Liqu	uid Propane Gas	U	LP Community (Captive)	_	U	_LP on Property
Garage:	Y Attached	N Not Attached		_		_Carport
Garage Do	oor Opener(s):	Y	Electronic	_	U	_Control(s)
Water Hea	ater:	Y	Gas	_	Ν	Electric
Water Sup	oply: <u>Y</u> City	Ν	Well N_MUD	_	Ν	_Со-ор
Roof Type	e: Shingle Roof			Age: Unkn	owr	approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes X No Unknown. If yes, then describe. (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.

	Seller's Disclosure Notice Concerning the	Property at 1634	S Medio River Cir, S	Sugar La	09-01-2 and, TX 77478 Page 2		
2.	(Street Address and City)						
	Seller has never occupied this property. Seller encou	rages Buyer to have their o	wn inspections performed and	verify all in	nformation 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.						
8.	Are you (Seller) aware of any known def	ects/malfunctions ir	n any of the following?	? Write Y	es (Y) if you are aware, write No (N)		
	if you are not aware. N Interior Walls	N Ceilings		Ν	Floors		
	N Exterior Walls	N Doors		N	 Windows		
	N Roof	N Foundatio	on/Slab(s)	N	Sidewalks		
	N Walls/Fences	N Driveways	5	Ν	Intercom System		
	N Plumbing/Sewers/Septics	N Electrical	Systems	Ν	Lighting Fixtures		
	If the answer to any of the above is yes,	explain. (Attach adc	litional sheets if neces	sary):			
	If the answer to any of the above is yes, Seller has never occupied this property. Seller encou	·			nformation relating to this property.		
	Seller has never occupied this property. Seller encou	rages Buyer to have their o	wn inspections performed and	verify all in			
		rages Buyer to have their o wing conditions? W	wn inspections performed and rite Yes (Y) if you are a	verify all in ware, w			
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo	rages Buyer to have their o wing conditions? W estroying insects)	wn inspections performed and rite Yes (Y) if you are a	werify all in aware, w uctural c	rite No (N) if you are not aware. or Roof Repair		
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo N_Active Termites (includes wood d	rages Buyer to have their o wing conditions? W estroying insects)	wn inspections performed and /rite Yes (Y) if you are a NPrevious Stru	ware, w uctural c	rite No (N) if you are not aware. or Roof Repair Vaste		
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo <u>N</u> Active Termites (includes wood d <u>N</u> Termite or Wood Rot Damage Ne	rages Buyer to have their o wing conditions? W estroying insects)	wn inspections performed and /rite Yes (Y) if you are a <u>N</u> Previous Stru <u>N</u> Hazardous o <u>N</u> Asbestos Co <u>N</u> Urea-formale	werify all in ware, w uctural c or Toxic V mponer	rite No (N) if you are not aware. or Roof Repair Vaste nts		
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo <u>N</u> Active Termites (includes wood d <u>N</u> Termite or Wood Rot Damage Ne <u>N</u> Previous Termite Damage	rages Buyer to have their o wing conditions? W estroying insects)	wn inspections performed and /rite Yes (Y) if you are a <u>N</u> Previous Stru <u>N</u> Hazardous o <u>N</u> Asbestos Co <u>N</u> Urea-formalo <u>N</u> Radon Gas	werify all in ware, w uctural c or Toxic V mponer	rite No (N) if you are not aware. or Roof Repair Vaste nts		
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo N Active Termites (includes wood d N Termite or Wood Rot Damage Ne N Previous Termite Damage N Previous Termite Treatment	rages Buyer to have their o wing conditions? W estroying insects) eding Repair	wn inspections performed and /rite Yes (Y) if you are a N Previous Stru N Hazardous o N Asbestos Co N Urea-formale	ware, w uctural c or Toxic V mponer dehyde l	rite No (N) if you are not aware. or Roof Repair Vaste nts		
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo N Active Termites (includes wood d N Termite or Wood Rot Damage Ne N Previous Termite Damage N Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Floo N Landfill, Settling, Soil Movement,	rages Buyer to have their o wing conditions? W estroying insects) eding Repair d Event	wn inspections performed and frite Yes (Y) if you are a N Previous Stru N Hazardous o N Asbestos Co N Urea-formale N Radon Gas N Lead Based F N Aluminum W	werify all in ware, w uctural c or Toxic V mponer dehyde l Paint	rite No (N) if you are not aware. or Roof Repair Vaste nts		
	Seller has never occupied this property. Seller encour Are you (Seller) aware of any of the follor N Active Termites (includes wood description) N Termite or Wood Rot Damage Network N Previous Termite Damage N Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Floor	rages Buyer to have their o wing conditions? W estroying insects) eding Repair d Event Fault Lines	wn inspections performed and /rite Yes (Y) if you are a N Previous Stru Hazardous o N Asbestos Co N Urea-formale N Radon Gas N Lead Based F N Aluminum W N Previous Fire	aware, w uctural c or Toxic V mponer dehyde l Paint Viring	rite No (N) if you are not aware. or Roof Repair Waste Insulation		
	Seller has never occupied this property. Seller encou Are you (Seller) aware of any of the follo N Active Termites (includes wood d N Termite or Wood Rot Damage Ne N Previous Termite Damage N Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Floo N Landfill, Settling, Soil Movement,	rages Buyer to have their o wing conditions? W estroying insects) eding Repair d Event Fault Lines	wn inspections performed and frite Yes (Y) if you are a N Previous Stru N Hazardous o N Asbestos Co N Urea-formale N Radon Gas N Lead Based F N Aluminum W	aware, w uctural c or Toxic V mponer dehyde l Paint Viring	rite No (N) if you are not aware. or Roof Repair Waste Insulation		

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

* A single blockable main drain may cause a suction entrapment hazard for an individual.

	09-01-2019 Seller's Disclosure Notice Concerning the Property at <u>1634 S Medio River Cir, Sugar Land, TX 77478</u> Page 3 (Street Address and City)
5.	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 aware) 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. 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
	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 O wholly O partly in a floodway
	N Located ∩ wholly ∩ partly in a flood pool
	N Located O wholly O partly in a reservoir
	If the answer 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.

	Seller	r's Disclosure Notice Concerning the Property at	1634 S Medio River Cir, Sugar Land, TX 77478 Page 4	09-01-2015						
9.	Are y	you (Seller) aware of any of the following? Write Yes	(Street Address and City) (Y) if you are aware, write No (N) if you are not aware.							
	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.									
	Y	Homeowners' Association or maintenance fees or								
	N		s courts, walkways, or other areas) co-owned in undivided inter	est						
		with others.								
	N	N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of theProperty.								
	Ν	Any lawsuits directly or indirectly affecting the Pro	operty.							
	N	Any condition on the Property which materially aff	fects the physical health or safety of an individual.							
	N	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.								
	Y	Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.								
			additional sheets if necessary): <u>Riverbend North, Section One C</u>							
		Colony Comm Services Association Fees: Annually \$ HOA addendum Property Located in Fort Bend	774.00 Paid to HOA, Transfer fee \$250.00 Paid to Management C	<u>Compa</u> ny						
10.	high (Cha mayl	tide bordering the Gulf of Mexico, the property m pter 61 or 63, Natural Resources Code, respectively)	rd of the Gulf Intracoastal Waterway or within 1,000 feet of the hay be subject to the Open Beaches Act or the Dune Protection) and a beachfront construction certificate or dune protection p t the local government with ordinance authority over constr	on Act permit						
11.	-	This property may be located near a military installation and may be affected by high noise or air installation compatible use								
	Insta	Ilation Compatible Use Zone Study or Joint Land Us nternet website of the military installation and of t	noise and compatible use zones is available in the most rece se Study prepared for a military installation and may be access the county and any municipality in which the military installa	sed on						
		Authorized signer on behalf of Opendoor	r Property J LLC							
1	•									
Jign	aso, nature of	n Cline 08/25/2019	9 Signature of Seller Da	ate						
The	e unde	ersigned purchaser hereby acknowledges receipt of	the foregoing notice.							
Sign	nature of	f Purchaser Date	Signature of Purchaser Da	ite						
		be used in conjunction with a contract for the sale Estate Commission, P.O. Box 12188, Austin, TX 7	Commission in accordance with Texas Property Code § 5.008(b) a e of real property entered into on or after September 1, 2019. Texa 28711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO.	as Real						

09-01-2019