



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.**

CONCERNING THE PROPERTY AT: **83 W Knightsbridge Drive, Conroe, Texas 77385**

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 ☐ is ☒ is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the Property? Feb 2014 (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 | Y | N | U | Item | Y | N | U | Item | Y | N | U |
|----------------------------|---|---|---|--------------------------|---|---|---|--|---|---|---|
| Cable TV Wiring | X | | | Liquid Propane (LP) Gas | | X | | Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | X | |
| Carbon Monoxide Det. | | X | | - LP Community (Captive) | | X | | Rain Gutters | X | | |
| Ceiling Fans | X | | | - LP on Property | | X | | Range/Stove | X | | |
| Cooktop | X | | | Hot Tub | | X | | Roof/Attic Vents | X | | |
| Dishwasher | X | | | Intercom System | | X | | Sauna | | X | |
| Disposal | X | | | Microwave | X | | | Smoke Detector | X | | |
| Emergency Escape Ladder(s) | | X | | Outdoor Grill | | X | | Smoke Detector Hearing Impaired | | X | |
| Exhaust Fan | | | X | Patio/Decking | X | | | Spa | | X | |
| Fences | X | | | Plumbing System | X | | | Trash Compactor | | X | |
| Fire Detection Equipment | X | | | Pool | | X | | TV Antenna | | X | |
| French Drain | | X | | Pool Equipment | | X | | Washer/Dryer Hookup | X | | |
| Gas Fixtures | X | | | Pool Maint. Accessories | | X | | Window Screens | X | | |
| Natural Gas Lines | X | | | Pool Heater | | X | | Public Sewer System | X | | |

| Item | Y | N | U | Additional Information |
|---------------------------|---|---|---|--|
| Central A/C | X | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2 |
| Evaporative Coolers | | X | | number of units: |
| Wall/Window AC Units | | X | | number of units: |
| Attic Fan(s) | | X | | if yes, describe: |
| Central Heat | X | | | <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2 |
| Other Heat | | X | | if yes, describe: |
| Oven | X | | | number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input checked="" type="checkbox"/> Stovetop is gas |
| Fireplace & Chimney | | X | | <input type="checkbox"/> wood <input type="checkbox"/> gas log <input type="checkbox"/> mock |
| Carport | | X | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage | X | | | <input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage Door Openers | X | | | number of units: 1 number of remotes: 2 |
| Satellite Dish & Controls | | X | | <input type="checkbox"/> owned <input type="checkbox"/> leased from: |
| Security System | X | | | <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from: |
| Solar Panels | | X | | <input type="checkbox"/> owned <input type="checkbox"/> leased from: |
| Water Heater | X | | | <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2 |
| Water Softener | | X | | <input type="checkbox"/> owned <input type="checkbox"/> leased from: |



| | | | |
|---------------------------------|---|---|---|
| Other Leased Item(s) | | X | if yes, describe: |
| Underground Lawn Sprinkler | X | | <input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front and back and sides |
| Septic / On-Site Sewer Facility | | X | if Yes, attach Information About On-Site Sewer Facility.(TXR-1407) |

Water supply provided by: ☐ city ☐ well ☒ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite (Shingles)

Age: 18 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ Yes ☒ No ☐ Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair? ☐ Yes ☒ No If Yes, describe:

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

| Item | Y | N | Item | Y | N | Item | Y | N |
|--------------------|---|---|----------------------|---|---|-----------------------------|---|---|
| Basement | | X | Floors | X | | Sidewalks | | X |
| Ceilings | | X | Foundation / Slab(s) | | X | Walls / Fences | X | |
| Doors | | X | Interior Walls | | X | Windows | | X |
| Driveways | X | | Lighting Fixtures | | X | Other Structural Components | | X |
| Electrical Systems | | X | Plumbing Systems | | X | | | |
| Exterior Walls | | X | Roof | | X | | | |

If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary):

Floors – Light scratches on dining room floor

Walls / Fences – Fence slats show normal wear. Some slats and fence gate have been replaced.

Driveways – Bottom portion of driveway shows some movement

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 | Y | N | Condition | Y | N |
|---|---|---|---|---|---|
| Aluminum Wiring | | X | Radon Gas | | X |
| Asbestos Components | | X | Settling | | X |
| Diseased Trees: <input type="checkbox"/> Oak Wilt | | X | Soil Movement | X | |
| Endangered Species/Habitat on Property | | X | Subsurface Structure or Pits | | X |
| Fault Lines | | X | Underground Storage Tanks | | X |
| Hazardous or Toxic Waste | | X | Unplatted Easements | | X |
| Improper Drainage | | X | Unrecorded Easements | | X |
| Intermittent or Weather Springs | | X | Urea-formaldehyde Insulation | | X |
| Landfill | | X | Water Damage Not Due to a Flood Event | | X |
| Lead-Based Paint or Lead-Based Pt. Hazards | | X | Wetlands on Property | | X |
| Encroachments onto the Property | | X | Wood Rot | | X |
| Improvements encroaching on others' property | | X | Active infestation of termites or other wood destroying insects (WDI) | | X |
| Located in Historic District | | X | Previous treatment for termites or WDI | | X |
| Historic Property Designation | | X | | | |



| | | |
|---|---|---|
| Previous Foundation Repairs | | X |
| Previous Roof Repairs | X | |
| Previous Other Structural Repairs | | X |
| Previous Use of Premises for Manufacture of Methamphetamine | | X |

| | | |
|--|--|---|
| Previous termite or WDI damage repaired | | X |
| Previous Fires | | X |
| Termite or WDI damage needing repair | | X |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | | X |

If the answer to any of the items in Section 3 is Yes, explain:

Previous Roof Repairs – Some loose shingles replaced over time. Shingles over garage replaced about 2 years ago. Pipe grommets replaced in 2019.

Soil Movement – Bottom of driveway reflects some soil movement

*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 of repair, which has not been previously disclosed in this notice? ☐ Yes ☒ No If Yes, explain:

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check 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 flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain:

Located wholly or partly in a 500-year floodplain – house located in zone X. Note that during Hurricane Harvey there was no flooding, Also note this house is located near the top of the street where street elevation is higher than that for the houses with lower house numbers.

**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 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.

Section 6. 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):

*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).

Section 7. 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):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y 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: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$_____ per _____ 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:

- ☒ ☐ 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



- ☒ ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. If Yes, explain: **Yard needs regular mowing, trash restriction to certain days, no heavy trucks or boats on property for extended time. All per HOA restrictions**
- ☐ ☒ 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.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ 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.

Section 9. Seller ☐ **has** ☒ **has not attached a survey of the Property.**

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ Yes ☒ No

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- | | | |
|--|---|---|
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Unknown |

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?

☐ Yes ☒ No

Section 13. Have you (Seller) ever received proceeds for a claim for damage, other than flood damage, to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ Yes ☒ No

If yes, explain:

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☒ Yes ☐ No ☐ Unknown

If No or Unknown, explain:



**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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.



Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Kevin Hayes

10/02/2019

Signature of Seller

Date

Mary Ann Hayes

10/02/2019

Signature of Seller

Date

Printed Name: Kevin Hayes

Printed Name: Mary Ann Hayes

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 following providers currently provide service to the Property:

| | | | |
|----------------|--------------------------------------|---------|----------------------|
| Electric: | <u>Entergy</u> | Phone # | <u>1 800 5841241</u> |
| Sewer: | <u>See trash below</u> | Phone # | <u></u> |
| Water: | <u>See trash below</u> | Phone # | <u></u> |
| Cable: | <u></u> | Phone # | <u></u> |
| Trash: | <u>Woodlands Joint Powers Agency</u> | Phone # | <u>855 426 7283</u> |
| Natural Gas: | <u>Centerpoint energy</u> | Phone # | <u>713 659 2111</u> |
| Phone Company: | <u></u> | Phone # | <u></u> |
| Propane: | <u></u> | Phone # | <u></u> |
| Internet: | <u></u> | Phone # | <u></u> |

- (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: _____



RE/MAX The Woodlands & Spring

SUPPLEMENTAL SELLER'S DISCLOSURE

NOTICE TO SELLER: This Supplemental Seller's Disclosure must be completed by Seller(s) at the time that Seller enters into a listing agreement with RE/MAX The Woodlands & Spring. This Supplemental Seller's Disclosure will be provided to any person who seeks information regarding the property during the listing period. This Supplemental Seller's Disclosure is not intended to take the place of the Seller's Disclosure Notice required by Section 5.008 of the Texas Property Code.

NOTICE TO BUYER: This Supplemental Seller's Disclosure has been completed solely by Seller(s). RE/MAX The Woodlands & Spring and its sales associates have no personal knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. Furthermore, Seller has not verbally advised sales associates of any defects not listed in the Seller's Disclosure Notice of this Supplemental Seller's Disclosure.

Property Address: 83 W Knightsbridge Drive, Conroe, Texas 77385

Seller(s) shall answer each of the following questions. The answers shall be based not only on personal knowledge of Seller(s) but also on my second-hand knowledge obtained by Seller(s) from any source. If any of the questions below are answered "Yes", then explain your answers in the spaces provided under each question. Use additional sheets if necessary.

1. Do you know of any prior water penetration at the property? For purposes of this question, "water penetration" means the intrusion of exterior water into and/or through the walls, roof or foundation of the structures on the property, and intrusion of water into the interior of any structure resulting from a leak, broken fixture or pipe, floods, rising water of any source, or similar source.
☒ Yes ☐ No Explain Small leak in roof area above garage. Shingles fully replaced in that section of roof about 2 years ago. Also, one pipe grommet showed small leak in 2019 so all pipe grommets were replaced.
2. Has there ever been visible mold or mildew at any place on the property?
☒ Yes ☐ No Explain Only slightly on den ceiling at point of roof leak. Roof leak over garage included ceiling repair and some plywood replacement.
3. Do you know of any insurance claims relating the property during the past five (5) years?
☐ Yes ☒ No Explain _____
4. Do you know that there has ever been improper drainage on the property?
☐ Yes ☒ No Explain _____
5. Do you know that any owner of the property ever protested the appraised value of the property with the applicable district based on an alleged defect of the property or condition in need of repair?
☐ Yes ☒ No Explain _____
6. Do you know, or have you ever heard that any structure on the property is clad with Exterior Insulation Finishing System ("EIFS") or "synthetic stucco"?

Seller Initials KH MH Buyer Initials _____



☐ Yes ☒ No Explain _____

7. Do you have any Seller's Disclosure Notices executed by any previous owner of the property? (If your answer is "Yes", please list the dates of each such disclosure and attach copies of all such notices.

☐ Yes ☒ No Explain _____

8. Seller(s) have a security camera system installed in the house. Agent(s) and buyer(s) wishing to tour the property are advised that while the cameras may not be monitored during any given tour, they are on and may be accessed by the seller(s).

☐ Yes ☒ No Explain _____

9. Seller(s) hereby give permission to touring agent(s) and prospective buyer(s) to take digital pictures and/or engage in electronic image transmission while touring the property.

☒ Yes ☐ No Explain No photo restriction _____

This Supplemental Seller's Disclosure was completed by Seller(s) on the date(s) indicated below.

| | |
|--------------------|-------------------|
| <u>Kevin Hayes</u> | <u>10/02/2019</u> |
| Seller | Date |

| | |
|-----------------------|-------------------|
| <u>Mary Ann Hayes</u> | <u>10/02/2019</u> |
| Seller | Date |

Buyer(s) acknowledge receipt of this Supplemental Seller's Disclosure on the date(s) indicated below. Buyer(s) acknowledge that this Supplemental Seller's Disclosure was completed by Seller(s) and not by RE/MAX The Woodlands & Spring or its sales associates. Buyer(s) acknowledge that this Supplemental Seller's Disclosure is not a representation or warranty by RE/MAX The Woodlands & Spring or its sales associates regarding the conditions of the property.

| | |
|-------|-------|
| _____ | _____ |
| Buyer | Date |

| | |
|-------|-------|
| _____ | _____ |
| Buyer | Date |





INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING PROPERTY AT 83 W Knightsbridge Drive, Conroe, Texas 77385

A. FLOOD AREAS:

1. The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
2. A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
3. Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

1. Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
2. FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
3. A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
4. A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

1. Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
2. Federal, state, county, and city regulations:
 - a. restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - b. may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
3. The first floor of all homes must now be built above the base flood elevation.
 - a. Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.
 - b. It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
 - c. It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

4. Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - a. in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - b. in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls, and;
 - c. in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

1. The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
2. A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
3. A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements
4. A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
5. Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - a. If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - b. If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - c. If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature Date

Signature Date

RE/MAX The Woodlands & Spring
SELLER'S EXCLUSION LIST

Unless otherwise specified, everything permanently attached to the property is included in the sale of the property. Please check any of the following items that will be exclusions from the sale of your property. It is important that you be specific, so add any qualifying information required.

Property Address: 83 West Knightsbridge Drive , The Woodlands, TX. 75385

| | | |
|--------------------------|------------------|--|
| <input type="checkbox"/> | Curtains & Rods | |
| <input type="checkbox"/> | Draperies & Rods | |
| <input type="checkbox"/> | Valances | |
| <input type="checkbox"/> | Blinds | |
| <input type="checkbox"/> | Towel Racks | |
| <input type="checkbox"/> | Window Shades | |

| | | |
|--------------------------|----------------|--|
| <input type="checkbox"/> | Window Screens | |
| <input type="checkbox"/> | Shutters | |
| <input type="checkbox"/> | Awnings | |
| <input type="checkbox"/> | Mailbox | |

| | | |
|--------------------------|-----------|--|
| <input type="checkbox"/> | Area Rugs | |
|--------------------------|-----------|--|



| | | |
|--------------------------|------------------------|--|
| <input type="checkbox"/> | Mirrors Fixed in Place | |
| <input type="checkbox"/> | Decorative Mirrors | |
| <input type="checkbox"/> | Decorative Hardware | |

| | | |
|--------------------------|--------------|--|
| <input type="checkbox"/> | Ceiling Fans | |
| <input type="checkbox"/> | Attic Fans | |

| | | |
|--------------------------|-------------------|--|
| <input type="checkbox"/> | TV Antennae | |
| <input type="checkbox"/> | Satellite Dish | |
| <input type="checkbox"/> | Built-in Speakers | |

| | | |
|--------------------------|---|--|
| <input type="checkbox"/> | Window Air Conditioner | |
| <input type="checkbox"/> | Other heating or Air Conditioning Equipment | |

| | | |
|--------------------------|-------------------|--|
| <input type="checkbox"/> | Light Fixtures | |
| <input type="checkbox"/> | Plumbing Fixtures | |
| <input type="checkbox"/> | Water Softeners | |

Seller Initials  Buyer Initials 

Property Address: 83 West Knightsbridge Drive, The woodlands, TX. 75385

| | | |
|-------------------------------------|------------------------|--|
| <input checked="" type="checkbox"/> | Refrigerator | |
| <input type="checkbox"/> | Washer | |
| <input type="checkbox"/> | Dryer | |
| <input type="checkbox"/> | Freezer | |
| <input type="checkbox"/> | Generator | |
| <input type="checkbox"/> | Other Large Appliances | |

| | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | Use & Care Manuals for Appliances & Equipment | |
|-------------------------------------|---|--|

| | | |
|--------------------------|----------------------------------|--|
| <input type="checkbox"/> | Garage Door Openers and Controls | |
|--------------------------|----------------------------------|--|

| | | |
|--------------------------|--------------------------------|--|
| <input type="checkbox"/> | Central Vacuum and Accessories | |
|--------------------------|--------------------------------|--|

| | | |
|--------------------------|-----------------------------|--|
| <input type="checkbox"/> | All Swimming Pool Equipment | |
| <input type="checkbox"/> | Portable Spa | |

| | | |
|--------------------------|----------------------|--|
| <input type="checkbox"/> | Shrubbery and Plants | |
|--------------------------|----------------------|--|

| | | |
|--------------------------|---|--|
| <input type="checkbox"/> | Permanently Installed Outdoor Cooking Equipment | |
|--------------------------|---|--|

| | | |
|--------------------------|----------------------------|--|
| <input type="checkbox"/> | Fireplace Screens or Doors | |
| <input type="checkbox"/> | Gas Logs or Rocks | |
| <input type="checkbox"/> | Andirons | |

| | | |
|--------------------------|----------------------|--|
| <input type="checkbox"/> | Swing Sets | |
| <input type="checkbox"/> | Playground Equipment | |
| <input type="checkbox"/> | Basketball Goals | |

| | | |
|--------------------------|----------------|--|
| <input type="checkbox"/> | Fountains | |
| <input type="checkbox"/> | Bird Baths | |
| <input type="checkbox"/> | Statues | |
| <input type="checkbox"/> | Lights in Yard | |

| | | |
|--------------------------|--|--|
| <input type="checkbox"/> | Bookshelves Attached or Appearing to be Attached | |
|--------------------------|--|--|

| | | |
|--------------------------|------------------------------------|--|
| <input type="checkbox"/> | Workbench | |
| <input type="checkbox"/> | Shelves in Garage or Storage Areas | |

Seller Initials DS
KH DS
Mdt Buyer Initials _____

Property Address: 83 West Knightsbridge Drive, The woodlands, TX. 75385

| | | |
|--------------------------|----------------------------------|--|
| <input type="checkbox"/> | Other Permanently Attached Items | |
|--------------------------|----------------------------------|--|

| | |
|--|--|
| Is your Security System Leased or Owned? | |
|--|--|

| | |
|-------|--|
| Other | |
| | |
| | |
| | |

DocuSigned by:

Kevin Hayes

9/6/2019

Seller Signature

Date

DocuSigned by:

Mary Ann Hayes

9/6/2019

Seller Signature

Date

Buyer Signature

Date

Buyer Signature

Date