



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 4718 Sabero Ln, League City, TX 77573 (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 [X] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never Occupied

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

- Y Range, N Oven, Y Microwave, Y Dishwasher, U Trash Compactor, U Disposal, Y Washer/Dryer Hookups, U Window Screens, Y Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System, Y Smoke Detector, U Smoke Detector-Hearing Impaired, U Carbon Monoxide Alarm, N Emergency Escape Ladder(s), U TV Antenna, U Cable TV Wiring, U Satellite Dish, Y Ceiling Fan(s), N Attic Fan(s), Y Exhaust Fan(s), Y Central A/C, Y Central Heating, N Wall/Window Air Conditioning, Y Plumbing System, N Septic System, Y Public Sewer System, N Patio/Decking, N Outdoor Grill, Y Fences, N Pool, N Sauna, N Spa, N Hot Tub, N Pool Equipment, N Pool Heater, U Automatic Lawn Sprinkler System, N Fireplace(s) & Chimney (Wood burning), Y Fireplace(s) & Chimney (Mock), Y Natural Gas Lines, N Gas Fixtures, N Liquid Propane Gas, N LP Community (Captive), N LP on Property, Garage: Y Attached, N Not Attached, N Carport, Garage Door Opener(s): N Electronic, U Control(s), Water Heater: Y Gas, N Electric, Water Supply: Y City, Well, MUD, Co-op, Roof Type: Shingle Roof, Age: 4 Years (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.

(Street Address and City)

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): Detectors have been brought to code for age of home.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed 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.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u> N </u> Interior Walls	<u> N </u> Ceilings	<u> N </u> Floors
<u> N </u> Exterior Walls	<u> N </u> Doors	<u> N </u> Windows
<u> N </u> Roof	<u> N </u> Foundation/Slab(s)	<u> N </u> Sidewalks
<u> N </u> Walls/Fences	<u> N </u> Driveways	<u> N </u> Intercom System
<u> N </u> Plumbing/Sewers/Septics	<u> N </u> Electrical Systems	<u> N </u> Lighting Fixtures
<u> N </u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

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4. 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.

<u> N </u> Active Termites (includes wood destroying insects)	<u> N </u> Previous Structural or Roof Repair
<u> N </u> Termite or Wood Rot Damage Needing Repair	<u> N </u> Hazardous or Toxic Waste
<u> N </u> Previous Termite Damage	<u> N </u> Asbestos Components
<u> N </u> Previous Termite Treatment	<u> N </u> Urea-formaldehyde Insulation
<u> N </u> Improper Drainage	<u> N </u> Radon Gas
<u> N </u> Water Damage Not Due to a Flood Event	<u> N </u> Lead Based Paint
<u> N </u> Landfill, Settling, Soil Movement, Fault Lines	<u> N </u> Aluminum Wiring
<u> N </u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u> N </u> Previous Fires
	<u> N </u> Unplatted Easements
	<u> N </u> Subsurface Structure or Pits
	<u> N </u> Previous Use of Premises for Manufacture of Methamphetamine

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.

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

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.
- 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): _____

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.

9. Are you (Seller) aware of any of the following? Write Yes (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 assessments.
 - N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
 - N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - N Any lawsuits directly or indirectly affecting the Property.
 - N Any condition on the Property which materially affects the physical health or safety 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.
 - Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

HOA: MarBella Community c/o Lead Association Management, main fee \$900.00 Annually. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information. This Property Is Part Of Harris-Galveston Subsidence District
Seller has never occupied this property. Seller encourages Buyer to have their own inspections

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. 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.

Authorized signer on behalf of
Opendoor Property Trust I
09-11-2019

Jason Cline
Signature of Seller

_____ Date

_____ Signature of Seller

_____ Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

_____ Signature of Purchaser

_____ Date

_____ 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



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SUBDIVISION INFORMATION, INCLUDING
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**
(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 4718 Sabero Lane, City of League City, County of Galveston, Texas, prepared by the property owners' association (Association).

- A. The Property is **not** subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.
- B. The current regular assessment for the Property is \$900.00 per year.
- C. There is **no** special assessment for the Property due after this resale certificate is delivered.
- D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$0.00.
- E. The capital expenditures approved by the Association for its current fiscal year are \$16,723.00.
- F. The amount of reserves for capital expenditures is \$956,745.63 as of 6/30/2019.
- G. There are **no** unsatisfied judgments against the Association as of 8/9/19.
- H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there are **no** additional lawsuits pending in which the Association is a party.
- I. The Association's board has **no** actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association.
There are no known violations for this property.
- J. The Association has **not** received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association.
- K. The amount of an administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$175.00. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee): LEAD Association Management Inc.
****DO NOT SEND SEPARATE CHECK FOR THE TRANSFER FEE. PAYMENT FOR THE TRANSFER FEE HAS BEEN INCLUDED IN THE TOTAL OF THIS ORDER.****

Subdivision Information Concerning 4718 Sabero Lane League City, TX 77573

- L. The Association's Managing Agent is LEAD Association Management, Inc

13231 Champion Forest Drive Suite 112 Houston, TX 77069

Phone: (281) 857-6027

Fax: (281) 605-6675

Email: resale@lead-inc.com

M. The restrictions **allow** foreclosure of the Association's lien on the Property for failure to pay assessments.

REQUIRED ATTACHMENTS:

1. Restrictions
2. Rules
3. Bylaws
4. Current Balance Sheet
5. Current Operating Budget
6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities
7. Any Governmental Notices of Health or Housing Code Violations

NOTICE: This Subdivision Information may change at any time.

Mar Bella Community, Inc.

By: LEAD Association Management, Inc
Print Name: Mary Harrison
Title: Operations Support Manager
Date: 8/9/19
Mailing Address: 13231 Champion Forest Drive Suite 112
Houston, TX 77069
Email: resale@lead-inc.com

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-4. This form replaces TREC No. 37-3.

Please Remit the Following Checks at Close:

Type	Payment Status	Send Checks To	Amount
Product Fees (See addendum for breakdown)	Paid	LEAD Association Management, Inc 13231 Champion Forest Drive Suite 112 Houston, TX 77069	\$490.00
Assessment Fees*: Includes all assessments, liens, penalties or charges (if any).	At Close	Mar Bella Community, Inc. 13231 Champion Forest Drive Suite 112 Houston, TX 77069	\$450.00
CondoCerts Service Fee	Paid	CondoCerts 8455 Lenexa Dr Overland Park, KS 66214	\$29.00

Please remit closing fees as indicated in the table above, excluding items already marked as "Paid". Please contact LEAD Association Management, Inc at (281) 857-6027 for final figures prior to closing this transaction and to notify us when this transaction records or cancels. Additionally, please provide LEAD Association Management, Inc with a copy of the deed to insure accurate transfer of ownership for their records.

Reference Transaction Number LAM-A03066 and the Property Address on all checks you issue.

*** Please contact LEAD Association Management, Inc through www.CondoCerts.com for final figures prior to closing this transaction and to notify us when this transaction records or cancels. Additionally, please provide the association manager listed at the top of this form with a copy of the grant deed to ensure accurate transfer of ownership for their records.**

Cancellation Policy	Insurance Information
Please note that if this transaction cancels or fails to close, the CondoCerts Service Fee is nonrefundable.	Company: Blue Lime Insurance Group Agency: Blue Lime Insurance Group Phone: 210-951-8700 Fax: 210-951-8701 Email: contact@bluelimeins.com

Documents Ordered

- Welcome Packages
- Policies and Regulations
- Covenants, Codes and Regulations
- Insurance Declaration Pages
- Bylaws
- Articles of Incorporation
- Financials
- Budgets

Schedule of Fees Charged for HUD-1 Closing Statement

Item	Charge Paid to	Payment Status	Amount
Rush Resale TREC Form Certificate	Management Company	Paid	\$315.00
Processing Fee	CondoCerts	Paid	\$29.00
Transfer Fee	Management Company	Paid	\$175.00
Current Balance	Association	Pay At Close	\$0.00
Capitalization Fee	Association	Pay at Close	\$450.00

Additional Comments

** Please collect **Capitalization Fee** of **\$450.00** as noted above at closing payable to **Mar Bella Community, Inc.**
**

CLOSING DISCLOSURE MUST BE SENT TO LEAD ASSOCIATION MANAGEMENT, 13231 CHAMPION FOREST DRIVE, SUITE 112, HOUSTON, TX 77069

DO NOT SEND SEPARATE CHECK FOR THE TRANSFER FEE. PAYMENT FOR THE TRANSFER FEE HAS BEEN INCLUDED IN THE TOTAL OF THIS ORDER.

PLEASE REFER THE NEW OWNER TO REGISTER AT WWW.MARBELLACOMMUNITY.ORG

PLEASE ENSURE THAT THE WELCOME PACKET (ATTACHED WITH THE ASSOCIATION DOCUMENTS) IS CONVEYED TO THE BUYER. IT CONTAINS VALUABLE INFORMATION FOR NEW RESIDENTS.