



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 11215 Riata Canyon Dr, Cypress, TX 77433 (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)]:

Form with multiple columns of items for disclosure, including Range, Dishwasher, Washer/Dryer Hookups, Security System, Oven, Trash Compactor, Window Screens, Fire Detection Equipment, Smoke Detector, Microwave, Disposal, Rain Gutters, Intercom System, etc.

Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close.

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 [ ] No [X] 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): \_\_\_\_\_

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

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)  
  Y   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): \_\_\_\_\_

**Property is in 0.2% Annual Chance Flood Hazard Area.**

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): \_\_\_\_\_

**West Riata Homeowners Association Inc. - Main Fee : \$500.00 paid Annually. Property is located in Harris-Galveston Subsidence District.**

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.

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

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**

*Jason Cline*  
Signature of Seller

**09/10/2019**

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

**Statement of Account**  
**West Riata Homeowners Association Inc.**  
**SCS Management Services, Inc.**

**Property Information:**

11215 Riata Canyon Dr  
 Cypress, TX 77433-2365  
 Seller: Louvon Harris  
 Buyer: Opendoor LLC Opendoor LLC

**Requestor:**

Avanta Risk Management  
 Kevin Brown  
 214-663-6040  
 Estimated Closing Date: 08-30-2019

**General Information**

This information is good through	08-23-2019
Is this account in collections?	No
What is the current regular assessment against the unit?	500.00
What is the frequency of the assessment charge?	Annually
The regular assessment is paid through:	12-31-2019
The regular assessment is next due:	01-01-2020
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	30
The penalty for delinquent assessments is:	

**Specific Fees Due To West Riata Homeowners Association Inc.**

Closing agent is required to collect the following number of additional regular assessments at closing:

Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

**General Association Information**

Are there any violations against this unit?	
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No

**Insurance Information**

Insurance broker's or agent's company name:	Willis of Texas, Inc.
Identify the insurance agent's name:	Contact Agent
Insurance agent's phone number:	713-961-3800
Insurance agent's fax number:	713-961-0226
Insurance agent's email address:	



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**SCS Management Services, Inc.**

**Property Information:**

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Seller: Louvon Harris

Buyer: Opendoor LLC Opendoor LLC

**Requestor:**

Avanta Risk Management

Kevin Brown

214-663-6040

Estimated Closing Date: 08-30-2019

**Carol Kapps, Receptionist**

**Date: 08-02-2019**

**SCS Management Services, Inc.**

**Phone: 281-463-1777**



**Statement of Account**  
**West Riata Homeowners Association Inc.**  
**SCS Management Services, Inc.**

**Property Information:**

11215 Riata Canyon Dr  
Cypress, TX 77433-2365

Seller: Louvon Harris

Buyer: Opendoor LLC Opendoor LLC

**Requestor:**

Avanta Risk Management

Kevin Brown

214-663-6040

Estimated Closing Date: 08-30-2019

**Comments:**

Please note that the last assessment billing date included in this quotation is 1/1/2019.

This maintenance quotation is good for a period of twenty-one (21) days only.



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 Buyer: Opendoor LLC Opendoor LLC

**Requestor:**

Avanta Risk Management  
 Kevin Brown  
 214-663-6040  
 Estimated Closing Date: 08-30-2019

**Fee Summary**

**Amounts Prepaid**

TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	\$0.00
Articles of Incorporation	\$15.00
Budget	\$20.00
CC&Rs-Condo Declaration	\$35.00
Insurance Dec Page	\$15.00
Resolutions & Policies	\$10.00
W-9	\$0.00
Convenience Fee	\$5.00
Rush Fee	\$125.00
<b>Total</b>	<b>\$225.00</b>

**Payments Due At Closing**

**Fees Due to SCS Management Services, Inc.**

Transfer Fee	\$100.00
Statement of Account	\$50.00
<b>Total</b>	<b>\$150.00</b>

**Fees Due to HomeWiseDocs.com (Service/Delivery Fees)**

Statement of Account	\$25.00
<b>Total</b>	<b>\$25.00</b>





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**SCS Management Services, Inc.**

**Property Information:**

11215 Riata Canyon Dr  
Cypress, TX 77433-2365

Seller: Louvon Harris

Buyer: Opendoor LLC Opendoor LLC

**Requestor:**

Avanta Risk Management

Kevin Brown

214-663-6040

Estimated Closing Date: 08-30-2019

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER JC2ZMG8L2 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Payments Due At Closing**

**Fees Due to SCS Management Services, Inc.**

Statement of Account	\$50.00
Transfer Fee	\$100.00
<b>Total</b>	<b>\$150.00</b>

**Fees Due to HomeWiseDocs.com (Service/Delivery Fees)**

Statement of Account	\$25.00
<b>Total</b>	<b>\$25.00</b>

**Include this confirmation number JC2ZMG8L2 on the check for \$150.00 payable to and send to the address below.**

**SCS Management Services, Inc.**

**7170 Cherry Park Drive**

**Houston, TX 77095**

**Include this confirmation number JC2ZMG8L2 on the check for \$25.00 payable to and send to the address below. \*\*Use the HomeWiseDocs.com Invoice below to return payment.\*\***

**HomeWiseDocs.com**

**4773 Mangels Blvd.**

**Fairfield, CA 94534**



**HomeWiseDocs.com Invoice**

Return this page with check made payable to: HomeWiseDocs.com

**Return to:**

**HomeWiseDocs.com  
4773 Mangels Blvd.  
Fairfield,CA 94534**

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Order: **JC2ZMG8L2**

Property Information:

11215 Riata Canyon Dr  
Cypress, TX 77433-2365

**Fees due to HomeWiseDocs.com: \$25.00**

\*\*NOTE: Other fees might be due and payable to the Management Company and/or HOA.  
This page is available for your convenience to return payment to HomeWiseDocs.com.



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**SCS Management Services, Inc.**

**Property Information:**

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Cypress, TX 77433-2365  
Seller: Louvon Harris  
Buyer: Opendoor LLC Opendoor LLC

**Requestor:**

Avanta Risk Management  
Kevin Brown  
14681 Midway Rd, Suite 200  
Addison, TX 75001  
214-663-6040  
hoaresearch@avantarisk.com

**Buyer and Seller Contact Information**

**Seller's New Address:**

Phone:  
Email: hoaresearch@avantarisk.com

**Buyer's Address:**

11215 Riata Canyon Dr  
Cypress, TX 77433  
Phone:  
Email: hoaresearch@avantarisk.com  
Is buyer occupant? Yes

**Closing Information**

File/Escrow Number:  
Estimated Close Date: 08-30-2019  
Homewise Confirmation Number: JC2ZMG8L2

Sales Price:  
Closing Date:  
Homewise Transaction ID: 4322576

**Status Information**

Date of Order: 08-02-2019  
Board Approval Date:  
Order Complete Date: 08-02-2019

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: SCS Management Services, Inc.  
Completed By: Wendy Golden  
Primary Contact: Carol Kapps  
Address:  
7170 Cherry Park Drive  
Houston, TX 77095  
Phone: 281-463-1777  
Fax: 281-463-0050  
Email: ckapps@scsmgmt.com

