

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

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? Y Gaspand Silver Y Ga	DNCERNING THE PROPERTY AT	22931 Garden Canyon Dr, Katy, TX 77450 (Street Address and City)						
aller □ is IX is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? occupied The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]: Y Range	LLER AND IS NOT A SUBSTITUTE FOR	ANY INSPECTIONS OR WARRANTIES THE P						
Y Ange N Oven Y Microwave Y Dishwasher U Trash Compactor U Disposal Y Washer/Dryer Hookups U Window Screens U Rain Gutters Y Security System U Fire Detection Equipment U Intercom System Uver is aware that security system been not convey with sale of home, wikset 914 lock will be replaced on close. Y Smoke Detector U TV Antenna U Carbon Monoxide Alarm Y Ceiling Fan(s) U Attic Fan(s) U 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 Y Patio/Decking N Outdoor Grill Y Fences N Pool Equipment N Sauna N Spa N Hot Tub N Pool Equipment N Pool Heater U Automatic Lawn Sprinkler System Y Fireplace(s) & Chimney (Wood burning) U LP Community (Captive) U Gas Fixtures U Liquid Propane Gas U LP Community (Captive) U LP on Property Garage: Y Attached N Not Attached N Electric Water Haeter: Y Gas N Electric Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingl	ller $ \overline{\square} $ is $ \overline{\boxtimes} $ is not occupying the Pi	operty. If unoccupied, how long since Sell	er has occupied the Property? Never Occupied					
Y Dishwasher U Trash Compactor U Disposal Y Washer/Dryer Hookups U Window Screens U Rain Gutters Y Security System U Fire Detection Equipment U Intercom System Uper is aware that security system been not convey with sale of home. Wikset 914 lock will be replaced on close. Y Smoke Detector Image: Composite Shingle Rofs U Carbon Monoxide Alarm U TV Antenna U Cable TV Wiring U Satellite Dish Y Ceiling Fan(s) U Attic Fan(s) U 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 Y Patio/Decking N Outdoor Grill Y Fences N Pool Equipment N Sauna N Spa N Hot Tub N Pireplace(s) & Chimney (Wood burning) N Pool Heater U Automatic Lawn Sprinkler System Y N N Not	The Property has the items checked	below [Write Yes (Y), No (N), or Unknown (I	U)]:					
Y Washer/Dryer Hookups U Window Screens U Rain Gutters Y Security System U Fire Detection Equipment U Intercom System uper is aware that security system been not convey with sale of home. wikset 914 lock will be replaced on close. Y Smoke Detector Image: Smoke Detector Hearing Impaired Window Screens U Smoke Detector Hearing Impaired U TV Antenna U Carbon Monoxide Alarm Window Screens U Stellite Dish Y Celling Fan(s) U Attic Fan(s) U 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 Y Patio/Decking N Outdoor Grill Y Fences N Pool Equipment N Sauna N Spa N Hot Tub N Pool Equipment N Pool Heater U Automatic Lawn Sprinkler System Y Natural Gas Lines U U Liquid Propane Gas U LP On Prop	Y Range	N Oven	Y Microwave					
Y Security System	Y Dishwasher	Trash Compactor	U Disposal					
yer is aware that security system betection Equipment	Y Washer/Dryer Hookups	U Window Screens	U Rain Gutters					
uyer is aware that security system person octonively with sale of home. wikset 914 lock will be replaced on close. □ TV Antenna □ Carbon Monoxide Alarm N Emergency Escape Ladder(s) □ TV Antenna □ Cable TV Wiring □ U Exhaust Fan(s) □ Exhaust F	Y Security System	—— Fire Detection Equipment	U Intercom System					
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N Pool Equipment 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 U LP Community (Captive) U LP on Property U Liquid Propane Gas U LP Community (Captive) U LP on Property Garage: Y Attached N Carport Garage Door Opener(s): Y Electronic U Control(s) Water Heater: Y Gas N Electric Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Roof Age: 10 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? N Unknown. If yes, then describe. (Attach additional sheets if necessary):		 · · · ·						
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 U LP Community (Captive) U LP on Property Garage: Y Attached N Carport Garage Door Opener(s): Y Electronic U Control(s) Water Heater: Y Gas N Electric Water Supply: Y City N Well N N Co-op Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	N Pool							
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U Liquid Propane Gas U LP Community (Captive) U LP on Property Garage: Y Attached N Not Attached N Carport Garage Door Opener(s): Y Electronic U Control(s) Water Heater: Y Gas N Electric Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	Y Natural Gas Lines		U Gas Fixtures					
Garage Door Opener(s): Water Heater: Water Supply: Y Gas N Electric Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	U Liquid Propane Gas	U LP Community (Captive)	U LP on Property					
Garage Door Opener(s): Water Heater: Water Supply: Y Gas N Electric Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	Garage: Y Attached	N Not Attached	N Carport					
Water Heater: Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	Garage Door Opener(s)	Y Electronic	U Control(s)					
Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	•	Y Gas	N Electric					
Roof Type: Composite Shingle Roof Age: 10 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 No Unknown. If yes, then describe. (Attach additional sheets if necessary):	V cu	N Well N MUD						
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? XYes No Unknown. If yes, then describe. (Attach additional sheets if necessary):		Roof Age: 10	O vears (approx.)					
Damaged garage door panel.	Are you (Seller) aware of any of the	above items that are not in working condi	ition, that have known defects, or that are in					
	Damaged garage door panel.							

Seller's Disclosure Notice Concerning the Property at 22931 Garden Canyon Dr. Kety, TX 77450 Page 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, explair (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 cent inspections performed and verify all information relating so 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 reflect in you 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 and solve or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired and solve or contact your local building official for more information. A buyer may require a seller to install smoke detectors of the hearing impaired and specifies the locations for the installation. The parties may agree who will be at 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 (f) if you are aware, write No (Ni fyou are aware). N. Exterior Walls	Seller's Disclosure Notice Conce	erning the Property at	22931 Garden Canyon Dr,	Katy, TX 77450 Page 2
Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detector 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 (2) the buyer gives the seller written evidence of the hearing was required. (2) the buyer gives the seller written evidence of the hearing was required. (2) the buyer gives the seller written evidence of the hearing which will reside the reductions for the installation. The parties may agree who will be a the cost of install ing 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. N interior Walls N Exterior Walls N Exterior Walls N Exterior Walls N Poors N Foundation/Slab(s) N Sidewalks N Plumbing/Sewers/Septics N Electrical Systems N Direveways N Intercom System N Plumbing/Sewers/Septics N Electrical Systems N Lighting Fixtures N Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Doors - See bottom of page 1 Seller has never occupied this property. Seller encourages Ruyer 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. N Exterior By Seller to a provide the property. Seller encourages Ruyer to have their own Inspections performed and verify all information relating to this property. A Previous Termite Damage N Previous Fremite Damage N	2. Does the property have work	ng smoke detectors installed	in accordance with the smo	oke detector requirements of Chapte
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 is 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 iff. (1) the buyer or a member of the buyer's family whe will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impaired (2) the buyer gives the seller written evidence of the hearing impaired (2) the buyer gives the seller written evidence of the hearing impaired (2) the buyer gives the seller written evidence of the hearing impaired (2) the buyer gives the seller written evidence of the hearing impaired; (2) the buyer gives the seller written evidence of the hearing impaired; (2) the buyer gives the seller written evidence of the hearing impaired firm a licensed physician; and (3) within 10 days after the effective date, the buyer gives the seller written seller to install smoke detectors for the hearing impaired; (2) the buyer gives the seller written seller to install smoke detectors for the hearing impaired; (2) the buyer gives the seller written seller to install smoke detectors for the hearing impairment from a license of install install smoke and the seller to install smoke detectors for the seller to install smoke detectors to install. 3. Are you (Seller) aware of any known defects/malfunctions in any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware. 1. Exterior Walls 1. The answer to any of the above is yes, explain. (Attach additional sheets if necessary): 1. Doors - See bottom of page 1 2. Seller has never occupied by property, seller encurages Buyer to have their own inspections performed and verify all information relating to this property. 3. Are you (Seller) aware o	Seller has never occupied this property	. Seller encourages Buyer to have their o	own inspections performed and verify a	ill information relating to this property.
If you are not aware. N	installed in accordance with including performance, locati effect in your area, you may c require a seller to install smol will reside in the dwelling is h a licensed physician; and (3) v smoke detectors for the heari	the requirements of the build on, and power source require neck unknown above or conta te detectors for the hearing in earing impaired; (2) the buyer within 10 days after the effecting impaired and specifies the	ding code in effect in the a ements. If you do not know act your local building official mpaired if: (1) the buyer or gives the seller written evid we date, the buyer makes a locations for the installation	rea in which the dwelling is located withe building code requirements in all for more information. A buyer may a member of the buyer's family who lence of the hearing impairment from written request for the seller to instal. The parties may agree who will bea
N Exterior Walls Y Doors N Windows N Roof N Foundation/Slab(s) N Sidewalks N Walls/Fences N Driveways N Intercom System N Plumbing/Sewers/Septics N Electrical Systems N Lighting Fixtures N Other Structural Components (Describe):	if you are not aware.		,	·
N Roof N Foundation/Slab(s) N Sidewalks N Intercom System N Plumbing/Sewers/Septics N Electrical Systems N Lighting Fixtures N Other Structural Components (Describe):				
N Walls/Fences				
N Plumbing/Sewers/Septics N Electrical Systems N Lighting Fixtures N Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):				
If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Doors - See bottom of page 1				 ·
If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):				Lighting Fixtures
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. N Active Termites (includes wood destroying insects) N Termite or Wood Rot Damage Needing Repair N Previous Termite Damage N Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood Event N Landfill, Settling, Soil Movement, Fault Lines N Single Blockable Main Drain in Pool/Hot Tub/Spa* N Unplatted Easements N Unplatted Easements N Subsurface Structure or Pits Previous Use of Premises for Manufacture of Methamphetamine If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Age of roof indicates previous seller replaced it in prior years Details unknown	·	ove is yes, explain. (Attach add	ditional sheets if necessary):	
N Active Termites (includes wood destroying insects) Y Previous Structural or Roof Repair N Termite or Wood Rot Damage Needing Repair N Hazardous or Toxic Waste N Previous Termite Damage N Asbestos Components N Previous Termite Treatment N Urea-formaldehyde Insulation N Improper Drainage N Radon Gas N Water Damage Not Due to a Flood Event N Lead Based Paint N Lead Based Paint N Aluminum Wiring N Single Blockable Main Drain in Pool/Hot Tub/Spa* N Previous Fires N Unplatted Easements N Subsurface Structure or Pits N Previous Use of Premises for Manufacture of Methamphetamine If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Age of roof indicates previous seller replaced it in prior years Details unknown	Seller has never occupied this property	. Seller encourages Buyer to have their o	own inspections performed and verify a	Ill information relating to this property.
Age of roof indicates previous seller replaced it in prior years Details unknown	N Active Termites (included North Termite or Wood Rot Date North Previous Termite Dama North Previous Termite Treatres North Previous Termite Damage Not Due North Previous Termite Damage Not Due North Previous Termite Damage Not Due North Previous Termite North Previous Termite North Previous Termite Office North Previous Termite Office North Previous Termite Office North Previous Termite Dama North Pre	es wood destroying insects) amage Needing Repair ge nent to a Flood Event ovement, Fault Lines Orain in Pool/Hot Tub/Spa*	Y Previous Structura N Hazardous or Toxi N Asbestos Compon N Urea-formaldehyd N Radon Gas N Lead Based Paint N Aluminum Wiring N Previous Fires N Unplatted Easeme N Subsurface Structure N Previous Use of Previous Use Office Use Use Use Use Use Use Use Use Use Us	ents
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 $\mbox{\ensuremath{^{*}}}\mbox{\ensuremath{A}}$ single blockable main drain may cause a suction entrapment hazard for an individual.

	Seller's Disclosure Notice Concerning the Property at 22931 Garden Canyon Dr, Katy, TX 77450 (Street Address and City) Page 3									
5.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Tes (if you are 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.									
5.	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 O wholly O 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.									
	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).									
3.	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.									

				09-01-201
	Seller	er's Disclosure Notice Concerning the Property at229	31 Garden Canyon Dr, Katy, TX 77450 F. (Street Address and City)	Page 4
9.	Are y	you (Seller) aware of any of the following? Write Yes (Y) if yo	(**************************************	
	N 	Room additions, structural modifications, or other alterat compliance with building codes in effect at that time.	ions or repairs made without necessary permits o	or not in
	Υ			
	N	Any "common area" (facilities such as pools, tennis courts with others.	, walkways, or other areas) co-owned in undivide	ed interest
	N 	Any notices of violations of deed restrictions or governments.	ental ordinances affecting the condition or use o	f the
	Υ	Any lawsuits directly or indirectly affecting the Property.		
	N	Any condition on the Property which materially affects th	e physical health or safety of an individual.	
	N	Any rainwater harvesting system located on the property supply as an auxiliary water source.	that is larger than 500 gallons and that uses a pu	ublic water
	Y	Any portion of the property that is located in a groundwa	iter conservation district or a subsidence district.	
		ne answer to any of the above is yes, explain. (Attach additio		
		sociation, Inc, (713) 776-1771 - Main Fee: \$440.00 paid Annually. Please s rchased this property. Buyer is encouraged to contact HOA for current infor		
		is property is part of Harris-Galveston Subsidence District. eller has never occupied this property. Seller encourages Buyer to have their o	wn inspections performed and verify all information relating to	this property
10.	If the high (Chap mayb	ne property is located in a coastal area that is seaward of the h tide bordering the Gulf of Mexico, the property may be apter 61 or 63, Natural Resources Code, respectively) and a ybe required for repairs or improvements. Contact the loacent to public beaches for more information.	e Gulf Intracoastal Waterway or within 1,000 fee subject to the Open Beaches Act or the Dune P beachfront construction certificate or dune prot	t of the mean Protection Act ection permit
11.	zones Instal	s property may be located near a military installation and m nes or other operations. Information relating to high noise tallation Compatible Use Zone Study or Joint Land Use Study Internet website of the military installation and of the cou ated.	and compatible use zones is available in the may be prepared for a military installation and may be	ost recent Air e accessed on
1	2.501	Authorized signer on behalf of Opendoor Property J LLC On Cline 09/18/2019		
Ø ign	ature of	of Seller Date	Signature of Seller	Date
The	e unde	dersigned purchaser hereby acknowledges receipt of the for	egoing notice.	



Signature of Purchaser

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

Date

Signature of Purchaser

Date

RESALE CERTIFICATE

This is a Resale Certificate concerning <u>22931 Garden Canyon Drive</u> of <u>Cimarron Community Improvement Association, Inc.</u>, located in <u>Katy</u> (city), <u>Harris County</u>, Texas, <u>77450</u>. This certificate has been issued on behalf of the owners association (the Association) by its governing body (the Board). The certificate contains the most current information and attachments available as of the preparation date of the certificate.

1.	The Property is X_ is not subject to a right of first refusal or other restraint that restricts the right to transfer the property.
2.	The regular common expense assessment for the Property is \$_440.00 which is due monthly, quarterly, semi-annually, orX annually.
3.	Regular common expense assessment(s) payable to the Association for the Property are X_ are not due and unpaid. The total amount of any due and unpaid regular assessments is \$0.00. The 2019 annual assessment is \$440.00 and was due on January 1, 2019. The Board of Directors offered a discounted amount of \$380.00 if paid by January 31, 2019. The homeowner has paid the discounted rate of \$380.00.
4.	Special assessment(s) payable to the Association for the Property $__$ are $_X_$ are not due and unpaid. The total amount of any due and unpaid $\underline{\text{special}}$ assessments is $\underline{\$0.00}$.
5.	Other amounts payable to the Association for the Property are _X_ are not due and unpaid. The total amount of such other monies that are due and unpaid is \$0.00.
6.	The total of all sums currently due and unpaid to the Association (i.e., all due and unpaid amounts in paragraphs 3, 4, and 5) is \$0.00.
7.	The Association X does or does not have reserves for capital expenditures. The total amount is \$\frac{113,407.54}{}
8.	The Association has approved \$\(\frac{43,338.20}{20}\) for capital expenditures for the current fiscal year. The projects for which the capital expenditures have been approved as described are follows: Clubhouse renovation and landscaping improvements.
9.	The Association has approved special assessment(s) which will become due after the preparation date of this certificate, in the total amount of \$0.00.
10.	The current operating budget and balance sheet for the Association is attached.
11.	There are X_ are not unsatisfied judgments against the Association. If there are, the total amount is \$0.00.
12.	There X are are not any suits in which the Association is a party. If applicable, the cause number, style, and court of each pending suit are attached. The nature of the suit(s) is: (describe) see attached litigation report.
13.	A copy of a certificate of insurance showing the Association's property and liability insurance coverage relating to the common areas and common elements as defined in the Declaration is attached.
14.	The Board does _Xdoes not have actual knowledge of any conditions on the Property that are in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are (describe) none.
15.	The Association has _X_ has not received notice from a governmental authority concerning health or housing code violations existing on the preparation date of this certificate and relating to the Property or any common areas or facilities owned or leased by the Association. A summary or copy of each notice is

attached.

The Association's administrative transfer fee when ownership of the Property changes is \$200.00. The transfer fee is payable to MASC Austin Properties, Inc. **Please provide a copy of the warranty deed to update our records**.					
17. The declaration or restrictions X do do not allow the Association to foreclose a property owners' association lien against the property for failure to pay monies (including assessments) due by the Property owner to the Association under those documents.					
18. There areX_ are not leasehold estates affecting the Property. If there are, the expiration date(s), the provisions governing an extension or renewal of the lease, and the purpose of the lease are explained In an attachment to this certificate.					
19. COPIES OF DECLARATION AND DOCUMENTS. The Association is required by law to provide a copy of the declaration, restrictions, bylaws, and rules to the selling owner or the owner's agent, or title insurance company or its agent within 10 days after written request. A reasonable fee may be charged for such documents.					
20. NOTICE TO BUYER. <u>Before acquiring title, the buyer should read the information in this certificate and all attachments, as well as the Association's declaration, rules, bylaws, and all restrictions.</u>					
21. BUYER'S ADDRESS. After closing, the buyer should notify the Association of the buyer's name(s) and mailing address.					
OBTAIN <u>UPDATE</u> OR RESALE CERTIFICATE. Information in a Resale Certificate and its attachments can change daily. <u>Shortly before closing, the buyer should obtain a written Update of Resale Certificate to learn of any changes in the certificate or any of its attachments. A reasonable fee may be charged for the Resale Certificate and the Update(s).</u>					
REQUIRED ATTACHMENTS: 1. Association operating budget (paragraph 10) 2. Association balance sheet (paragraph 10) 3. Litigation Report (paragraph 12) 4. Copy of Certificate of insurance (paragraph 13) 5. Association governing documents (paragraph 19) 6. HOA Questionnaire ADDITIONAL ATTACHMENTS: (check if applicable) Summary or copy of notice(s) from governmental authorities concerning existing health or housing code violations of the Property or the Association common areas or facilities (paragraph 15) ADDITIONAL ATTACHMENTS: (check if applicable) Summary or copy of notice(s) from governmental authorities concerning existing health or housing code violations of the Property or the Association common areas or facilities (paragraph 15)					
PRINTED NAME OF ASSOCIATION <u>Cimarron Community Improvement Association, Inc.</u> , Printed name of Association's managing agent if any <u>MASC Austin Properties, Inc.</u> <u>www.mascapi.com</u> Printed name and title of person signing for the Association <u>Angela Connell, property manager</u> Association's mailing address <u>945 Eldridge Road Sugar Land, TX77478</u> Association phone number <u>713-776-1771</u> Date certificate was prepared <u>May 21, 2019</u> Signature of person signing for the Association					
DELIVERY INFORMATION: (fill in as applicable)					
On the 33 day of May 2019, the Association's representative evonica Naugrand or title company and left word the Regale Continue to the contacted the					
contacted thecurrent owner,owners agent ortitle company and left word the Resale Certificate was ready to be picked up. Name of individual contacted:Their phone or fax					
On the Noday of Share: Resale Certificate was picked up at the Association office by (persons name)					
Resale Certificate was picked up at the Association office by (persons name)					
Resale Certificate was mailed to (persons name and address) FE & Co. DS National 11C					
Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and fax number 3091 Satellite Resale Certificate was faxed to (persons name and faxed number 3091 Satellite Resale Certificate was faxed number 3091 Satellite Resale Certificate Number 3091 Sate					
Signature of Association representative attesting to above the state of the state o					



821 KATY FREEWAY, SUITE 350 HOUSTON, TEXAS 77024 OFFICE: (713)510-1000 FAX: (713)510-1001

LITIGATION REPORT FOR

CIMARRON COMMUNITY IMPROVEMENT ASSOCIATION, INC. (5/10/2019)

Disclaimer

Our records indicate that the lawsuit(s) identified on this Report are pending and involve Cimarron Community Improvement Association, Inc. This Report only considers active accounts being handled by Holt & Young, P.C. It does not include "insurance defense matters" or lawsuits for which Holt & Young, P.C. is not the attorney of record. Additionally, litigation matters are subject to change at any time; therefore, the litigation status of one or more accounts on this Report may not be current. If information is required regarding a particular account or property, it is advisable to contact our office.

- 1) Cause No. 2018-15031; Cimarron Community Improvement Assoc., Inc. vs. Theresa L. Brooks; In the 165th Judciial District Court, Harris County, Texas
- 2) Cause No. 2018-54192; Cimarron Community Improvement Assoc., Inc. vs. Pedro Rios; In the 215th Civil District Court, Harris County, Texas
- 3) Cause No. 2018-65502; Cimarron Community Improvement Assoc., Inc. vs. Troy Browning; In the 61st Civil District Court, Harris County, Texas



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/17/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

th	this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).									
PRO	PRODUCER				CONTAC NAME:	CT		· · · · · · · · · · · · · · · · · · ·		
Brady, Chapman, Holland & Associates				PHONE (A/C, No, Ext): 713-688-1500 (A/C, No): 713-688-7967						
10055 West Gulf Bank Houston TX 77040				E-MAIL ADDREss: ehoacerts@bch-insurance.com						
					INS	URER(S) AFFOR	DING COVERAGE		NAIC#	
					INSURER A: Central Mutual Insurance Co.					20230
INSU	red narron Community Improvement As	CIMAR		Inc	INSURE	кв: Traveler:	sCas&Sur Co	of AM Travelers Ins		
	MASC Austin Properties, Inc.	3001	ation	, mo.	INSURE	кс: Navigato	ors Ins. Co. (C	rump Ins.)		42307
	5 Eldridge				INSURE	RD:				
Sug	gar Land TX 77478				INSURE	RE:				
001	VEDA OFFO		\ . TE	LINED ALGORDAN	INSURE	RF:			***	
	VERAGES CER HIS IS TO CERTIFY THAT THE POLICIES			NUMBER: 1180656101	/E BEE	N ISSUED TO		REVISION NUMBER:	JE DOLI	ICY PERIOR
IN CE	DICATED. NOTWITHSTANDING ANY RE ERTIFICATE MAY BE ISSUED OR MAY I	QUIF PERT	REME! AIN.	NT, TERM OR CONDITION THE INSURANCE AFFORD!	OF ANY	CONTRACT	OR OTHER I S DESCRIBEI	OCUMENT WITH RESPEC	OT TO V	MHICH THIS
EΣ	(CLUSIONS AND CONDITIONS OF SUCH	POLIC	CIES.	LIMITS SHOWN MAY HAVE	BEEN R	REDUCED BY I	PAID CLAIMS.			
INSR LTR		INSD	SUBR WVD			POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
Α	X COMMERCIAL GENERAL LIABILITY			CLP8894962		5/15/2019	5/15/2020	EACH OCCURRENCE DAMAGE TO RENTED	\$1,000,	000
	CLAIMS-MADE X OCCUR	•						PREMISES (Ea occurrence)	\$ 300,00	30
								MED EXP (Any one person)	\$ Exclud	ied
				1				PERSONAL & ADV INJURY	\$1,000,	
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000,	
	POLICY [] JECT [LOC	l						PRODUCTS - COMP/OP AGG	\$ 2,000, \$	000
Α	OTHER: AUTOMOBILE LIABILITY	 -		CLP8894962		5/15/2019	5/15/2020	COMBINED SINGLE LIMIT	\$ 1,000,	000
, ,	ANY AUTO	l		OLI 0004002		0/10/2010	3/13/2020	(Ea accident) BODILY INJURY (Per person)	\$	000
	OWNED SCHEDULED	l						BODILY INJURY (Per accident)	\$	
	X HIRED X AUTOS ONLY X AUTOS ONLY AUTOS ONLY	l						PROPERTY DAMAGE (Per accident)	\$	
	AUTOS ONLY	l						(Per accident)	\$	
С	UMBRELLA LIAB X OCCUR			HO19EXC904385IV		5/15/2019	5/15/2020	EACH OCCURRENCE	\$ 10,000	0.000
	X EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$ 10,000	<u> </u>
	DED X RETENTION \$ 0	'		1					\$,
Α	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC9580734		5/15/2019	5/15/2020	X PER OTH-		
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A						E.L. EACH ACCIDENT	\$ 1,000,000	
	(Mandatory in NH) If yes, describe under							E.L. DISEASE - EA EMPLOYEE	E \$1,000,000	
	DÉSCRIPTION OF OPERATIONS below	<u> </u>						E.L. DISEASE - POLICY LIMIT	\$ 1,000,	
B B A	Directors & Officers Liability Crime- Employee Dishonesty Property			105933775 105933775 CLP8894962		5/15/2019 5/15/2019 5/15/2019	5/15/2020 5/15/2020 5/15/2020	\$1,000,000 Limit \$400,000 Limit \$476,000 Limit	\$2,500 \$2,500 *Dedu	D Deductible D Deductible Ictible
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) *\$1,000 except 1% with \$2,500 Minimum for Wind & Hail; Replacement Cost applies to common area property										
CEF	RTIFICATE HOLDER				CANO	ELLATION	,			÷
					SHO THE	ULD ANY OF T	I DATE THE	ESCRIBED POLICIES BE CA REOF, NOTICE WILL E Y PROVISIONS.		
	*For Insurance Verification									
	i or modrance vermeation				AUTHORIZED REPRESENTATIVE					
	1	Teff								



National Office: 2170 Satellite Boulevard Suite 200 Duluth, Georgia 30097 Tel: 770.497.9100

DATE: 5/13/2019

TO: VNAVARRETE@MASCAPI.COM

VIA FAX: 678-281-8876

OSN File #: 177226

RE: HOMEOWNERS ASSOCIATION CLOSING LETTER
PLEASE PROVIDE AN ACCOUNT CLOSING LETTER FOR THE FOLLOWING:
PROPERTY ADDRESS: 22931 Garden Canyon Drive, Katy, TX 77450
SELLER: Nathan C Guillory and Heather Guillory

BUYER: Opendoor Property J LLC, a Delaware Limited Liability Company

SUBDIVISION: Cimarron Community Improvement Association, Inc.

CLOSING DATE: July 11, 2019

DATE NEEDED: 07-08-2019

ANNUAL DUES AMOUNT: \$ 440.00 BILLED (CIRCLE ONE): MONTHLY, QUARTERLY, ANNUALLY

DUE DATE: January 1st

FOR WHAT TIME PERIOD? (JAN-DEC.?): January- December

DATE PAYMENT BECOMES DELINQUENT IF UNPAID (GRACE PERIOD) February 1st

LATE FEE IF DELINQUENT \$ 70.00 late fee with 10% per annum in interest

AMOUNT PAST DUE (IF ANY): None

ANY INITIATION OR TRANSFER FEE: \$200.00

PHYSICAL ADDRESS FOR THE HOA CORRESPONDENCE:

945 Eldridge Road Sugar Land, TX 77478

TELEPHONE NUMBER TO REACH HOA: 713-776-1771

(CONTINUED)

Property Addendum

EMAIL: dcohen@osnational.com

I.	Flease advise of any additional information you feel the new owner may need: For more community information & updates- www.mascapi.com under My Neighborhood- Cimarron CIA
2.	Does the Association have any lease restrictions? Y/N (if yes, please provide details below) None
3.	Is the Association party to any current/pending litigation? Y / N (if yes, please provide details below) Yes, please see litigation report attached to resale certificate
4.	Does the property have any open violations? Y/N (if yes, please provide details below) None
5.	Are there any fees due related to the violation? Y / N (if yes, please provide details below) N/A
6.	Time allowed to cure violation if the buyer assumes it? Y/N (if yes, please provide details below) N/A
7.	Is buyer approval required? Y / N (if yes, please provide details below) No
8.	Is there a second association? Y / N (if yes, please provide details below) No
	Completed by: Angela Connell, property manager
	Homeowner's Association Name: Cimarron Community Improvement Association, Inc.
	Date:
IF YO	DU HAVE ANY QUESTIONS, PLEASE CALL ME AT . NK YOU.
SINC	CERELY,
Darre FAX:	en Cohen