

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 PR	ROPE	ERT	Y A	Γ					-			se Lane 77062			
DATE SIGNED BY SEL	LEF	AN	ID I	SN	TC	4 SI	JBSTITUTE FOR A	NY I	NSF	PEC.	TIC	ON OF THE PROPERTY AS ONS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	BU	YE	R
Seller is is not or	ccup	ying	the				unoccupied (by Selle					nce Seller has occupied the P	rop	erty	?
Section 1. The Proper				tems	s ma	arke	d below: (Mark Yes	(Y),	No	(N),	or		′ .		
Item	Υ	N	U	1	Ite	m		Υ	N	U		Item	Υ	N	U
Cable TV Wiring	1			1	Lic	uid	Propane Gas:		1	1		Pump: sump grinder	H	1	-
Carbon Monoxide Det.	1			1			mmunity (Captive)		V			Rain Gutters	V		
Ceiling Fans	V			1			Property		K	-		Range/Stove	v		
Cooktop	1			1		t Tu	<u> </u>		iV	_		Roof/Attic Vents	/		
Dishwasher	0			1			m System		1			Sauna	-	/	1
Disposal	V			1			/ave		V			Smoke Detector			_
Emergency Escape Ladder(s)		1					or Grill					Smoke Detector - Hearing Impaired	V	,	
Exhaust Fans	1		-	1	Pa	tio/Γ	Decking	1	,		٠	Spa	\vdash		-
Fences	V			1		_	ing System	1			ê	Trash Compactor		:/	\vdash
Fire Detection Equip.	V			1	Po		ing Cyclein	-	_	V		TV Antenna	\vdash	1	-
French Drain	V						quipment			V		Washer/Dryer Hookup	V	N	
Gas Fixtures	1/		_	1			laint. Accessories			1	,	Window Screens	V		_
Natural Gas Lines	1						eater			1/	,	Public Sewer System	V	_	\vdash
	<u> </u>			ı						N		come come. cycle			
Item				Υ	N	U			A	ddit	ior	nal Information			
Central A/C				V			√electric gas	nun							
Evaporative Coolers					V		velectricgas _number of units: l								
Wall/Window AC Units				V		number of units:									
Attic Fan(s)				V		if yes, describe:									
Central Heat				1/			electric gas	nun	nber	of u	nit	s: l			
Other Heat				V			if yes, describe: ‡	IR	EPL	A-C	E	. GAS OR WOOD BURR	Jir	16-	
Oven				V			number of ovens:	2		√el					
Fireplace & Chimney				V			✓ wood ✓ gas log	IS	mc	ck	0	ther:			
Carport					V			atta							
Garage				V.			attached _v not	atta	che	d					
Garage Door Openers				V			number of units:	V			1	number of remotes:			
Satellite Dish & Controls	3				V		ownedlease	d fro	m:						
Security System						Y	ownedlease	d fro	m:						
Solar Panels	Ť		3		/		ownedlease	d fro	m:					7/12/2002/01/2	
Water Heater				V			electric _v gas _	_ of	her:			number of units:			
Water Softener					V		owned lease	d fro	m: _						
Other Leased Items(s)					V		if yes, describe:				Δ				
(TXR-1406) 09-01-19				led b	y: B	uyer	:,a	nd S		0	T		•	1 of 6	
Bay Area Elite Properties, 601 Kirby Rd S	Seabroo	kTX7	7586						Pho	one: 28	15320	6601 Fax: 8328643722		Cliffre	se

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Krystyna Fennelly

Fax: 8328643722

Cliffrose

16611 Cliffrose Lane Houston, TX 77062

0 , , _			,								
Underground Lawn Sprinkle	r		V ;	auto	matic	manual	are	as cove	ered:		
Septic / On-Site Sewer Facil	ity		if ye	es, a	ttach	Information	Abc	ut On-	Site Sewer Facility (TXR-140	7)	
Water supply provided by:	Vcity	\/	vell MUD		n	unknown		ther			
Was the Property built before	_ City e 197	~ "	veilivioD	_ un	know	_ unknown . n					
(If ves. complete, sign, a	and att	tach	TXR-1906 co	ncei	rnina	ead-based	pain	t hazaı	ds).		
Roof Type: COMPUSIT	10N) (SHINGLE		Age:	9	٠ ١	EAR	(appro	xima	te)
Is there an overlay roof co	overin	ig o	n the Proper	ty (s	shingl	es or roof	COV	ering p	placed over existing shingles		
covering)? yes <a>v no	unkno	wn							2		
Are you (Seller) aware of ar	nv.of t	the i	tems listed in	this	Sect	on 1 that a	re n	ot in w	orking condition, that have de	efects	or
are need of repair? yes _	no I	f yes	s, describe (at	tach	addit	ional sheets	if n	ecessa	ary):		,
, _			,								
Section 2. Are you (Seller) awa	re o	of any defects	or	malfu	inctions in	anv	of the	following? (Mark Yes (Y) if	VOL	are
aware and No (N) if you are							uy	01 1110	renewing r (mark 195 (1) ii	you	u. o
Item							V	NI.	Maria	TV	L NI
Basement		N	Item				Y	N	Item	Y	N
		2	Floors	n / C	Nob/o	`		V	Sidewalks Walls / Fences	+-	1
Ceilings Doors	\vdash		Foundation Interior W		siab(s)	_	./	Windows	+	1
Driveways		~					_			+	1.
		7	Lighting F				_	2	Other Structural Components	+-	V
Electrical Systems Exterior Walls	-		Plumbing Roof	Sys	tems		-	1/		+	+-+
		~									
If the answer to any of the ite	ems ir	ı Se	ction 2 is yes,	exp	lain (a	ittach additi	onal	sheets	s if necessary):		
) awa	re o	of any of the f	ollo	wing	conditions	? (1	lark Y	es (Y) if you are aware and	No (N	۱) if
you are not aware.)			i-								
Condition				Υ	N	Conditio	n			Y	N
Aluminum Wiring					/	Radon G	as				V
Asbestos Components					V	Settling					
Diseased Trees: oak wilt					1	Soil Mov	eme	nt		T	V
Endangered Species/Habita	t on P	rope	erty		~	Subsurfa	ce S	Structu	re or Pits		
Fault Lines					V	Undergro	ounc	Stora	ge Tanks		V
Hazardous or Toxic Waste					//	Unplatte	d Ea	semer	its		V
Improper Drainage					1	Unrecord	led I	Easem	ents		1
Intermittent or Weather Spring	ngs					Urea-form	nalo	lehyde	Insulation		
Landfill					V	Water Da	ama	ge Not	Due to a Flood Event		V
Lead-Based Paint or Lead-B	ased	Pt. I	Hazards			Wetlands	on	Prope	rty		V
Encroachments onto the Property						Wood Ro	ot				
Improvements encroaching	on oth	ers'	property		,	Active in	esta	ation of	termites or other wood		
						destroyir	g in	sects (WDI)		V
Located in Historic District					V	Previous	trea	tment	for termites or WDI	V	
Historic Property Designation	n				N	Previous	terr	nite or	WDI damage repaired		V
Previous Foundation Repairs					V	Previous				\top	-
Previous Roof Repairs					V				nage needing repair	\top	1
Previous Other Structural Re	epairs				V				ain Drain in Pool/Hot	\top	
						Tub/Spa					
Previous Use of Premises fo	r Mar	nufac	cture		V				,		
of Methamphetamine				ı	1				/ ^/		

(TXR-1406) 09-01-19

Cliffrose

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f the answer to any of the above is yes, explain (attach additional sheets as necessary):

FEMA FLOOD INS. WRIGHT INSURANCE - POLICY # 42-1151116319- 05

DECLARATION PAGE ATTACHED

"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 seg.).

"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.

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Initialed by: Buyer: _____, ___and Seller: _

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Cliffrose

^{*}For purposes of this notice:

pro	vider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?*yes
SHE	ets as r	necessary):
	Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. hen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate d low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Ad	ministra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes _/ no If yes, explain (attach additional sheets as :
	ction 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are)
Y	Ν.	
	V	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.
<u>/</u>		Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
		Name of association: Manager's name: RACHEL MOKAES Phone: 281 - 488 - 0360
	_	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 If yes, describe:
_	1	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	_	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	<u>\</u>	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.
If th	e answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TX	R-1406) (09-01-19 Initialed by: Buyer:, and Seller:, Page 4 of 6 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Cliffrose

Concerning the Pro	nerty at		16611 Cliffrose Lar Houston, TX 7706		
oncoming the rive	pony at		110402011, 17(7700	flex.	-
ection 9. Seller	· <u>√</u> has has no	ot attached a survey o	of the Property.		
ersons who reg	gularly provide	ears, have you (Se inspections and wh	no are either licen	sed as inspe	ctors or otherwise
		ions?yes _V no		nd complete the	
spection Date	Туре	Name of Inspecto	or		No. of Pages
Note: A buyer	r should not roly on	the chave sited reports	a a a raffaction of the		a of the Durant
Note: A buyer		the above-cited reports ld obtain inspections fro			of the Property.
ction 11. Check	any tax exemptio	n(s) which you (Seller	r) currently claim for t	the Property:	
✓ Homestead		Senior Citizen Agricultural	_	Disabled	
Wildlife Man	agement	Agricultural		Disabled Vetera	an
Other:				Unknown	
surance provide ection 13. Have y surance claim or	you (Seller) ever t r? yes no you (Seller) ever r a settlement or a	received proceeds fo	age, other than flood or a claim for damag eding) and not used t	e to the Prope he proceeds to	erty (for example, an
surance provide ection 13. Have y surance claim or	you (Seller) ever t r? yes no you (Seller) ever r a settlement or a	received proceeds fo	age, other than flood or a claim for damag eding) and not used t	e to the Prope he proceeds to	erty (for example, an
surance provide ection 13. Have y surance claim or	you (Seller) ever t r? yes no you (Seller) ever r a settlement or a	received proceeds fo ward in a legal procee	age, other than flood or a claim for damag eding) and not used t	e to the Prope he proceeds to	erty (for example, an
ection 13. Have your country the claim or nich the claim was ection 14. Does to quirements of C	you (Seller) ever to r?yesvno you (Seller) ever to a settlement or a set	received proceeds fo ward in a legal proceed no If yes, explain: working smoke dete Health and Safety Co	age, other than flood or a claim for damag eding) and not used to	e to the Prope he proceeds to	erty (for example, an make the repairs for the smoke detector
ection 13. Have y surance claim or hich the claim was ection 14. Does to equirements of Clattach additional shaped in account of the control	you (Seller) ever to r?yes no you (Seller) ever ra settlement or a as made?yes the Property have hapter 766 of the heets if necessary):	received proceeds fo ward in a legal proceed no If yes, explain: working smoke dete Health and Safety Co	age, other than flood or a claim for damag eding) and not used to ectors installed in acceptable and acceptable and acceptable and acceptable and acceptable and acceptable acceptable and acceptable	e to the Proper he proceeds to he proceeds to the proceeds to the proceeds to the proceeds to the building code the building code	the smoke detector or unknown, explain.
ection 13. Have y surance claim or which the claim was ection 14. Does to equirements of Cattach additional shape of the control of the contr	you (Seller) ever to r?yes no you (Seller) ever to a settlement or a as made?yes the Property have hapter 766 of the heets if necessary): of the Health and Safe cordance with the recommence, location, and rea, you may check undergoing a seller to install reside in the dwelling malicensed physicial stall smoke detectors	received proceeds for ward in a legal proceed no If yes, explain:	age, other than flood or a claim for damageding) and not used to ectors installed in acceptable in the area of the code in effect in the area of the code in effect in the area of the code in the code in the area of the code in the cod	e to the Proper he proceeds to he proceeds to the proceeds to the proceeds to the process to have working the building code for more information to the buyer or a member written evidence buyer makes a way on s for installation.	the smoke detectors or unknown, explain. I smoke detectors welling is located, e requirements in ion. The parties may
*Chapter 766 of installed in accincluding performally who will impairment from the seller acknowledge are broker(s), has in least a family who will impairment from the seller to installed in accincluding performally who will impairment from the seller to installed in accincluding performally who will impairment from the seller to installed in accincluding performally who will impairment from the seller to installed in accincluding performally who will impairment from the seller to installed in accincluding performance who will impairment from the seller of Seller in your accinctance of Seller in you	you (Seller) ever to r?yes no you (Seller) ever to a settlement or a as made?yes the Property have hapter 766 of the heets if necessary): of the Health and Safe cordance with the recommence, location, and rea, you may check us a seller to install reside in the dwelling malicensed physicial stall smoke detectors bear the cost of install in the statement of the state	received proceeds for ward in a legal proceed no If yes, explain:	age, other than flood or a claim for damageding) and not used to ectors installed in acceptation of the ectors installed in acceptation of the energy of the effect in the energy of the effect in the energy of the	e to the Proper he proceeds to he proceeds to cordance with no yes. If no each working the building code for more information of the building code for more information with the process of the buyer of a member written evidence buyer makes a way of the colors to installation, detectors to installation, detectors to installation, detectors to installation.	the smoke detectors welling is located, e requirements in ion. where of the buyer's ce of the hearing written request for The parties may all. at no person, including
*Chapter 766 of installed in accincluding performing who will impairment from the seller acknowledge e broker(s), has in the seller acknowledge e broker(s).	you (Seller) ever to r?yes no you (Seller) ever to a settlement or a las made?yes the Property have hapter 766 of the heets if necessary): of the Health and Safe cordance with the recordance with the recordance, location, and rea, you may check us equire a seller to install reside in the dwelling malicensed physicial stall smoke detectors bear the cost of install es that the statement instructed or influence in the statement instructed or influence.	received proceeds for ward in a legal proceed no If yes, explain:	age, other than flood or a claim for damageding) and not used to ectors installed in acceptation of the area of the ectors installed in acceptation of the entry of the building official the entry of the building official the entry of the buyer gives the self and specifies the location and which brand of smoke the eccurate information or the entry of the eccurate information or the entry of the eccurate information or the entry of the eccurate information or the eccurate inf	e to the Proper he proceeds to he proceeds to cordance with no yes. If no each working the building code for more information of the building code for more information with the process of the buyer of a member written evidence buyer makes a way of the colors to installation, detectors to installation, detectors to installation, detectors to installation.	the smoke detectors welling is located, e requirements in ion. where of the buyer's ce of the hearing written request for The parties may all. at no person, including

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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* (TXR 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 f	Property:	
	Electric: DISCOUNT POWER Sewer: CLEAR LAKE WATER AUTHOR Water: Cable: XFINITY Trash: HOUSTON CITY DEPT. OF WATER Natural Gas: CENTER POINT ENER Phone Company: NA Propane: NA	phone #: phone #: phone #: \$\text{STEM} \text{6MT}. phone #:	1-800 - 934 - 6489 713-956 -6589
	Internet: XFINTY This Seller's Disclosure Notice was completed by Seller as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PER undersigned Buyer acknowledges receipt of the foregoing	be false or inaccurate. YOROPERTY.	
	nature of Buyer Date	Signature of Buyer Printed Name:	Date

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Initialed by: Buyer:

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A Stock Company
P.O. Box 33003
St. Petersburg, Ft. 33733-4003
Customer Service: 1-800-820-3242
Citates: 1-800-725-9472
FLOOD DECLARATIONS PAGE
RENEWAL

FFL99.001 0519 0603132 6/10/19 2000 11523 FLD PREF

KEREWAL						
Policy Number NFIP Policy Number Pri		Risk Policy				
42 1151116319 05 1151116319 Dwe	elling Form					
Policy Period	Date of Issue	Agent Code	Prior Policy Number			
From: 7/05/19 To: 7/05/20 12:01 am Standard Time	06/10/2019	0603132	42 1151116319 04			

Insured JOSEPH VANDERBLOEMEN LISA A VANDERBLOEMEN 16611 CLIFFROSE LN HOUSTON TX 77062-5906

SOUTHERN GROUP INSURANCE 30% 17 2003

AGENCY 2610 PASADENA BLVD PASADENA TX 77502-3266

Address may have been changed in accordance with USPS standards.

Property Location (If other than above) 16611 CLIFFROSE LN, HOUSTON TX 77062 Rating Information
Original New Business Effective Date: 7/05/2014

Flood Risk/Rated Zone: X

Grandfathered: No

Building Occupancy: Single Family Primary Residence: Y Condo Type: N/A Community #: 480296 Map Panel/Suffix: 1090 M Community Rating: Program Status: Regular Community Name: HOUSTON, CITY OF

Number of Floors: Two Floors Building Indicator: Non-Elevated Basement/Enclosure/Crawlspace: No Basement

Coverage		Deductible	Annual Premium	
BUILDING	\$250,000	\$1,250	\$370.00	
CONTENTS	\$100,000	\$1,250	\$0.00	
		ANNUAL SUBTOTAL:	\$370.00	
THIS IS NOT A BILL		DEDUCTIBLE DISCOUNT/SURCHARGE:	\$0.00	
		ICC PREMIUM:	\$4.00	
DEAD MODIOACES		COMMUNITY RATING DISCOUNT:	\$0.00	
DEAR MORTGAGEE		SUB-TOTAL:	\$374.00	
The Reform Act of 1994 requ				
he WYO company for this p		RESERVE FUND ASSESSMENT:	\$56.00	
of any changes in the service		PROBATION SURCHARGE:	\$0.00	
The above message applie		FEDERAL POLICY SERVICE FEE:	\$25.00	
is a mortgagee on the inst	red location.	HFIAA SURCHARGE:	\$25.00	
Premium Paid by: Insure	ed	TOTAL WRITTEN PREMIUM AND FEES:	\$480.00	

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NIPP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and ecclusions. A full, digital copy of your flood policy form is available at www.wrightflood.com/policyforms.html. 1 form which applies to your policy coverage is: Dwelling Form

Forms and Endorsements:
WFL 99.414 1117 1117 FFL 99.310 1012 1010 WFL 99.116 0814 0814

This policy is issued by NAIC company 11523 Wright National Flood Insurance Company A stock company Copy Sent To: As indicated on back or additional pages, if any.

06031324211511163191916120

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FFL99.001 0519 0603132 6/10/19

42 1151116319 05

Agent (713)475-0065 SOUTHERN GROUP INSURANCE AGENCY 2610 PASADENA BLVD PASADENA TX 77502-3266

Refer to www.fema.gov/cost-of-flood for more information about flood risk and policy rating.
Claims information:
Please contact your agent or go to www.wrightflood.com to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 7-800-725-9472.

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