



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 10042 Lazy Meadows Dr, Houston, TX 77064 (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, U Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System, Y Smoke Detector, U Smoke Detector-Hearing Impaired, U Carbon Monoxide Alarm, U Emergency Escape Ladder(s), 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, N Sauna, N Spa, N Hot Tub, N Pool Equipment, N Pool Heater, U Automatic Lawn Sprinkler System, Fireplace(s) & Chimney (Wood burning), Y (Mock), Y Natural Gas Lines, U Gas Fixtures, U Liquid Propane Gas, U LP Community (Captive), U LP on Property, Garage: N Attached, Y Not Attached, N Carport, Garage Door Opener(s): Y Electronic, N Control(s), Water Heater: Y Gas, N Electric, Water Supply: N City, N Well, Y MUD, N Co-op, Roof Type: 3-Tab shingles, Age: 5-10 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 [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.

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.

* 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>Y</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 |
| | <u>N</u> Methamphetamine |

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

Roof replaced in 2018 - Details Unknown.

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.
- 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. **N**
 - Homeowners' Association or maintenance fees or assessments. **Y**
 - 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. **N**
 - Any portion of the property that is located in a groundwater conservation district or a subsidence district. **Y**

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Property is part of Harris-Galveston Subsidence District Winchester Country Maintenance C/O Sterling Association Services Inc Main Fee: \$315.00 - 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. 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

10/21/2019
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

Payoff Statement of Account
Winchester Country Maintenance Association
Sterling Association Services, Inc.

Property Information:

10042 Lazy Meadows Dr
Houston, TX 77064-4258
Seller: Emiel Owens Jr.
Buyer: Opendoor Property Trust I

Requestor:

OS National
Processing Team
770-497-9100
Estimated Closing Date: 08-30-2019

General Information

This information is good through	09-05-2019
Is this account in collections?	No
What is the current regular assessment against the unit?	315.00
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 Winchester Country Maintenance Association

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?	No
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:	Sterling
Identify the insurance agent's name:	Sterling
Insurance agent's phone number:	832-678-4500
Insurance agent's fax number:	832-678-4510
Insurance agent's email address:	houston@sterlingasi.com



Payoff Statement of Account
Winchester Country Maintenance Association
Sterling Association Services, Inc.

Property Information:

10042 Lazy Meadows Dr
Houston, TX 77064-4258
Seller: Emiel Owens Jr.
Buyer: Opendoor Property Trust I

Requestor:

OS National
Processing Team
770-497-9100
Estimated Closing Date: 08-30-2019

Angelica Flores, Accts Receivable

Date: 08-14-2019

Sterling Association Services, Inc.

Phone: 832-678-4500 Ext: 235



Payoff Statement of Account
Winchester Country Maintenance Association
Sterling Association Services, Inc.

Property Information:

10042 Lazy Meadows Dr
Houston, TX 77064-4258
Seller: Emiel Owens Jr.
Buyer: Opendoor Property Trust I

Requestor:

OS National
Processing Team
770-497-9100
Estimated Closing Date: 08-30-2019

Fee Summary

Amounts Prepaid

Articles of Incorporation	\$25.00
Bylaws	\$30.00
CC&Rs-Condo Declaration	\$45.00
Rules and Regulations	\$15.00
Payoff Statement of Account Only (NO Association Documents)	\$125.00
Convenience Fee	\$5.00
Total	\$245.00

Payments Due At Closing

Fees Due to Sterling Association Services, Inc.

Transfer Fee	\$220.00
Total	\$220.00



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Seller: Emiel Owens Jr.
Buyer: Opendoor Property Trust I

Requestor:

OS National
Processing Team
770-497-9100
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 7WSXVB82J ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Payments Due At Closing

Fees Due to Sterling Association Services, Inc.

Transfer Fee	\$220.00
Total	\$220.00

Include this confirmation number 7WSXVB82J on the check for \$220.00 payable to and send to the address below.

Sterling Association Services, Inc.
6842 North Sam Houston Parkway West
Houston, TX 77064



Payoff Statement of Account
Winchester Country Maintenance Association
Sterling Association Services, Inc.

Property Information:

10042 Lazy Meadows Dr
Houston, TX 77064-4258
Seller: Emiel Owens Jr.
Buyer: Opendoor Property Trust I

Requestor:

OS National
Processing Team
3097 Satellite Blvd, Suite 500
Duluth , GA 30096
770-497-9100
souprocessing@osnational.com

Buyer and Seller Contact Information

Seller's New Address:

Phone:
Email: statlabdata@aol.com

Buyer's Address:

6360 E Thomas Rd Unit:200
Scottsdale, AZ 85251
Phone:
Email: centralfulfillment@opendoor.com
Is buyer occupant? No

Closing Information

File/Escrow Number:
Estimated Close Date: 08-30-2019
Homewise Confirmation Number: 7WSXVB82J

Sales Price:
Closing Date:
Homewise Transaction ID: 4334055

Status Information

Date of Order: 08-07-2019
Board Approval Date:
Order Complete Date: 08-14-2019
Date Paid: 08-07-2019

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Sterling Association Services, Inc.
Completed By: Angelica Flores
Primary Contact: Angelica Flores
Address:
6842 North Sam Houston Parkway West
Houston, TX 77064
Phone: 832-678-4500 Ext: 235
Fax: 832-604-7093
Email: angelica@sterlingasi.com

