



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 11811 Ribbon Falls Ct, Tomball, TX 77375 (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

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

- U Smoke Detector-Hearing Impaired, U Carbon Monoxide Alarm, N Emergency Escape Ladder(s)

- U TV Antenna, U Cable TV Wiring, U Satellite Dish, Y Ceiling Fan(s), N Attic Fan(s), Y Exhaust Fan(s), Y Central A/C, Y Central Heating, N Wall/Window Air Conditioning, Y Plumbing System, N Septic System, Y Public Sewer System, 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), N Fireplace(s) & Chimney (Mock)

- Y Natural Gas Lines, U Gas Fixtures, 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: N City, N Well, Y MUD, N Co-op

Roof Type: Asphalt shingle roof Age: 8 - 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 [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.

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): _____

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 |
| | <u>N</u> 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 located in a Zone X Area of 0.2% Annual Chance Flood Hazard.

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.
 - Homeowners' Association or maintenance fees or assessments.
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
 - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - Any lawsuits directly or indirectly affecting the Property.
 - Any condition on the Property which materially affects the physical health or safety of an individual.
 - 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.
 - 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): **Willow Falls Community Association, Inc., (210) 494-0659, Main Fee: \$467.50 per Year. 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. Property is part of Harris-Galveston Subsidence District. 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 J LLC

Jason Cline
Signature of Seller

11/11/2019
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
Willow Falls Community Association, Inc.
Spectrum Association Management



Property Information:

11811 Ribbon Falls Ct
 Tomball, TX 77375-2700
 Seller: Donald & Felicia York
 Buyer: Opendoor Property J LLC

Requestor:

OS National
 Processing Team
 678-282-5790
 Estimated Closing Date: 11-08-2019

General Information

This information is good through	11-18-2019
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?	First day of the month
How many days after the due date is the regular assessment considered delinquent?	28
The penalty for delinquent assessments is:	18% + Cost of Collection

Specific Fees Due To Willow Falls Community Association, Inc.

Assessment Data:	
HOA Assessment (Frequency: Annually)	\$467.50
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

Comments: Any credit specified on the Statement of Account and/or the Resale Certificate will be moved to the new homeowners account unless otherwise requested in writing to closing@spectrumam.com. When requesting a refund, please provide us with the Seller's new mailing address.

General Association Information

Are there any violations against this unit? No

Katy Osborn

Katy Osborn, Closing Specialist

Date: 10-18-2019

Spectrum Association Management

Phone: 210-494-0659



Statement of Account
Willow Falls Community Association, Inc.
Spectrum Association Management



Property Information:

11811 Ribbon Falls Ct
Tomball, TX 77375-2700
Seller: Donald & Felicia York
Buyer: Opendoor Property J LLC

Requestor:

OS National
Processing Team
678-282-5790
Estimated Closing Date: 11-08-2019

Comments:

Any credit specified on the Statement of Account and/or the Resale Certificate will be moved to the new homeowners account unless otherwise requested in writing to closing@spectrumam.com. When requesting a refund, please provide us with the Seller's new mailing address.

The association will designate the new owners mailing address as the property address, unless otherwise stipulated in writing on the attached Homeowner Information Form or if the new homeowner contacts Spectrum at contact@spectrumam.com to notify Spectrum of an off-site address.



Statement of Account
Willow Falls Community Association, Inc.
Spectrum Association Management



Property Information:

11811 Ribbon Falls Ct
 Tomball, TX 77375-2700
 Seller: Donald & Felicia York
 Buyer: Opendoor Property J LLC

Requestor:

OS National
 Processing Team
 678-282-5790
 Estimated Closing Date: 11-08-2019

Fee Summary

Amounts Prepaid

Violations Report	\$20.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$300.00
Total	\$320.00

Payments Due At Closing

Fees Due to Spectrum Association Management

Transfer Fee	\$170.00
Total	\$170.00

Fees Due to Willow Falls Community Association, Inc.

Cap Fee	\$233.75
Total	\$233.75

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Willow Falls Community Association, Inc.
Spectrum Association Management



Property Information:

11811 Ribbon Falls Ct
Tomball, TX 77375-2700
Seller: Donald & Felicia York
Buyer: Opendoor Property J LLC

Requestor:

OS National
Processing Team
678-282-5790
Estimated Closing Date: 11-08-2019

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 99TVHSL26 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Payments Due At Closing

Fees Due to Spectrum Association Management

Transfer Fee	\$170.00
Total	\$170.00

Fees Due to Willow Falls Community Association, Inc.

Cap Fee	\$233.75
Total	\$233.75

**Any credit specified on the Statement of Account and/or the Resale Certificate will be moved to the new homeowners account unless otherwise requested in writing to closing@spectrumam.com. When requesting a refund, please provide us with the Seller's new mailing address.*

Include this confirmation number 99TVHSL26 on the check for \$170.00 payable to and send to the address below.

Spectrum Association Management
17319 San Pedro Suite 318
San Antonio, TX 78232

Include this confirmation number 99TVHSL26 on the check for \$233.75 payable to and send to the address below.

Willow Falls Community Association, Inc.
17319 San Pedro Suite 318
San Antonio, TX 78232



Statement of Account
Willow Falls Community Association, Inc.
Spectrum Association Management



Property Information:

11811 Ribbon Falls Ct
Tomball, TX 77375-2700
Seller: Donald & Felicia York
Buyer: Opendoor Property J LLC

Requestor:

OS National
Processing Team
3097 Satellite Blvd, Suite 500
Duluth , GA 30096
678-282-5790
souprocessing@osnational.com

Buyer and Seller Contact Information

Seller's New Address:

Phone:
Email: dyork2@slb.com

Buyer's Address:

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

Closing Information

File/Escrow Number: 199438
Estimated Close Date: 11-08-2019
Homewise Confirmation Number: 99TVHSL26

Sales Price: 191,600
Closing Date:
Homewise Transaction ID: 4569292

Status Information

Date of Order: 10-10-2019
Board Approval Date:
Order Complete Date: 10-18-2019
Date Paid: 10-10-2019

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Spectrum Association Management
Completed By: Katy Osborn
Primary Contact: Katy Osborn
Address:
17319 San Pedro Suite 318
San Antonio, TX 78232
Phone: 210-494-0659
Fax:
Email: kosborn@spectrumam.com





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

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 11811 Ribbon Falls Ct (Street Address), City of Tomball, County of Harris, Texas, prepared by the property owners' association (Association).

A. The Property is is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is \$467.50 per Annually.

C. A special assessment for the Property due after this resale certificate is delivered is \$N/A payable as follows N/A for the following purpose: N/A.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ 0.00.

E. The capital expenditures approved by the Association for its current fiscal year are \$ See Budget Summary.

F. The amount of reserves for capital expenditures is \$ See Financial Document.

G. Unsatisfied judgments against the Association total \$ 0.00.

H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there are are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: See Comments.

I. The Association's board has actual knowledge has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: NA.

J. The Association has has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ 170.00. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee). Transfer Fee - \$170.00 made payable to: Spectrum Association Management.

Capitalization Fee - 1/2 Annual Assessment from Buyer (BLDR-HO & HO-HO) made payable to: Willow Falls Community Association, Inc.

L. The Association's managing agent is Spectrum Association Management
(Name of Agent)

17319 San Pedro Suite 318, San Antonio, TX 78232
(Mailing Address)

210-494-0659 _____
(Telephone Number) (Fax Number)

kosborn@spectrumam.com
(E-mail Address)

M. The restrictions do do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

REQUIRED ATTACHMENTS:

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

NOTICE: This Subdivision Information may change at any time.

Willow Falls Community Association, Inc.
Name of Association

By: 

Print Name: Katye Osborn

Title: Closing Specialist

Date: 10-18-2019

Mailing Address: 17319 San Pedro Suite 318, San Antonio, TX 78232

E-mail: kosborn@spectrumam.com

This form has been approved by the Texas Real Estate commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

COMMENTS ADDENDUM

Any credit specified on the Statement of Account and/or the Resale Certificate will be moved to the new homeowners account unless otherwise requested in writing to closing@spectrumam.com. When requesting a refund, please provide us with the Seller's new mailing address.

The association will designate the new owners mailing address as the property address, unless otherwise stipulated in writing on the attached Homeowner Information Form or if the new homeowner contacts Spectrum at contact@spectrumam.com to notify Spectrum of an off-site address.

Litigation:

Case # 185100437050 Carl Nordstrand vs. Willow Falls Community Association, Inc

Cause No. 2016-64638; Willow Falls Community Assoc., Inc. vs. Janie L. Vela a/k/a Janie Lee Bustamante

Cause No. 201728468; Willow Falls Community Assoc., Inc. vs. Catevious L Royal and George A White Jr

Cause No. 2018-90798; Willow Falls Community Assoc., Inc. vs. Adelfa A Peralta