



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 11646 Garden View Dr, Houston, TX 77067 (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, Y 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)

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

- U TV Antenna, U Cable TV Wiring, U Satellite Dish, Y Ceiling Fan(s), U 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), Y (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): U Electronic, U Control(s), Water Heater: N Gas, Y Electric, Water Supply: N City, N Well, Y MUD, N Co-op

Roof Type: 3 tab shingle roof 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? [x] Yes [] No [] Unknown. If yes, then describe. (Attach additional sheets if necessary):

Garbage Disposal - Non-functional. Buyer should perform their own inspection. Roof - Non-functioning shingles.

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>Y</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): _____
Roof - See bottom of page 1.

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>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): _____
Previous seller filed a Claim for roof due to hurricane/wind damage, insurance company repaired at time of incident

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.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Green Oak PArk HOA Inc C/O

VanMor Properties Inc. - Main Fee \$400.00 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. Property is located in 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 Trust I

Megan Meyer
Signature of Seller

01/17/2020
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

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 **11646 GARDEN VIEW** (Street Address), City of **Houston**, 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 **\$400.00** per **Year**.
- C. Other applicable fees due to the Association at closing: **Not Applicable**, transfer fee: **\$50 from the buyer and the seller**, enhancement fee: **Not Applicable**, adopt a school fee: **Not Applicable**, capitalization fee: **Not Applicable**, foundation fee: **Not Applicable**, initial fee: **Not Applicable**, other: **Not Applicable**.
- D. A special assessment for the Property due after this resale certificate is delivered is \$ **Not Applicable** payable as follows **Not Applicable** for the following purpose: **Not Applicable**.
- E. In addition to amounts shown in items C. and D, assessments due and unpaid to the Association that are attributable to the Property are: **\$-0-**
- F. The capital expenditures approved by the Association for its current fiscal year are **\$none**.
- G. The amount of reserve for capital expenditures is **\$7,394.34**.
- H. Unsatisfied judgments against the Association total \$ **Not Applicable**.
- I. 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:
- J. 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: **NOT APPLICABLE**
- K. 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.

Subdivision Information Concerning **11646 GARDEN VIEW**
(Address of Property)

L. The transfer fee for a change of ownership of property in the subdivision is **\$185.00**, payable to VanMor Properties, Inc.

M. The Association's managing agent is:

VanMor Properties, Inc
8711 Highway 6 North, Ste. 270
Houston, Texas 77095
832-593-7300 (P) 832-593-7301 (F)

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

REQUIRED ATTACHMENTS:

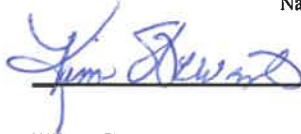
- | | |
|--------------------------|--|
| 1. Restrictions | 5. Current Operating Budget |
| 2. Rules | 6. Certificate of Insurance concerning Property & Liability for Common Area and Facilities |
| 3. Bylaws | 7. Any Governmental Notices of Health or Housing Code Violations |
| 4. Current Balance Sheet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

NOTICE: This Subdivision information may change at any time.

Green Oak Park (Houston) HOA, Inc.

Name of Association

By:



Print Name:

Kim Stewart

Title:

Association Manager

Date:

November 18, 2019

Mailing Address:

8711 Highway 6 North, Suite 270, Houston, TX 77095

Email:

nancy@vanmor.com

GREEN OAK PARK (HOUSTON) HOA, INC.

Balance Sheet
As of 10/31/19

ASSETS

1	PETTY CASH	\$	300.00	
1000	ALLIANCE ASSOC BANK OPER		63,177.17	
1003	ALLIANCE ASSOC BANK MMA 369		77,212.52	
1007	ALLIANCE ASSOC RES 245		7,394.34	
1110	ACCT REC - HOMEOWNER		67,795.86	
1601	PREPAID INSURANCE		4,145.00	
	TOTAL ASSETS			\$ 220,024.89

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

22001	ACCOUNTS PAYABLE	\$	3,247.75	
22020	PREPAID ASSESSMENTS		3,890.09	
22030	DEFERRED MAINT FEE		25,866.00	
	TOTAL CURRENT LIABILITIES			\$ 33,003.84

EQUITY:

33005	HOMEOWNER'S EQUITY	\$	154,124.11	
33010	CAPITAL RESERVE FUNDI		5,520.00	
33020	ENTRY MONUMENT		2,000.00	
33021	IRRIGATION SYSTEM		1,000.00	
33025	CAP EXPENDITURE		(1,237.75)	
	CURRENT YEAR NET INCOME/(LOSS)		25,614.69	
	TOTAL EQUITY			\$ 187,021.05
	TOTAL LIABILITIES & EQUITY			\$ 220,024.89

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GREEN OAK PARK (HOUSTON) HOA, INC.

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
44005	MAINTENANCE FEES	12,933.00	12,933.00	.00	129,334.00	129,334.00	.00	155,200.00
44011	LATE CHARGES/INTEREST	180.84	250.00	(69.16)	2,768.52	2,500.00	268.52	3,000.00
44014	D/R CHARGEBACK	.00	.00	.00	80.00	100.00	(20.00)	100.00
44015	LEGAL FEES	694.10	500.00	194.10	22,085.78	21,000.00	1,085.78	22,000.00
44018	COLLECTION FEES	.00	.00	.00	3,080.00	5,000.00	(1,920.00)	5,000.00
44020	INTEREST & DIVIDENDS	37.72	33.00	4.72	534.82	334.00	200.82	400.00
44021	NSF FEES	.00	.00	.00	35.00	105.00	(70.00)	105.00
44031	TRANSFER FEE	.00	.00	.00	950.00	700.00	250.00	700.00
44052	CLUBHOUSE/PARTY RENTAL	.00	50.00	(50.00)	.00	500.00	(500.00)	600.00
	Subtotal Income	13,845.66	13,766.00	79.66	158,868.12	159,573.00	(704.88)	187,105.00
EXPENSES								
UTILITIES								
65006	ELECTRIC - REC CENTER	133.46	95.00	(38.46)	1,067.35	950.00	(117.35)	1,140.00
65007	ELECTRIC - ENTRYWAY	32.24	83.00	50.76	298.00	834.00	536.00	1,000.00
65008	ELECTRIC-STREET LIGHT	1,224.30	1,250.00	25.70	12,133.91	12,500.00	366.09	15,000.00
65015	WATER/SEWER	324.00	416.00	92.00	3,562.00	4,168.00	606.00	5,000.00
	UTILITIES	1,714.00	1,844.00	130.00	17,061.26	18,452.00	1,390.74	22,140.00
CONTRACT SERVICES								
66105	ALARM/CAMERA SYSTEMS	68.63	206.00	137.37	683.03	2,060.00	1,376.97	2,472.00
66106	CLEANING	110.00	91.00	(19.00)	791.00	918.00	127.00	1,100.00
66115	LANDSCAPE	1,826.18	1,827.00	.82	18,261.80	18,270.00	8.20	21,924.00
66130	COURTESY PATROL	2,720.00	3,700.00	980.00	25,272.00	37,000.00	11,728.00	44,400.00
66135	PORTER/TRASH SERVICE	320.00	360.00	40.00	2,770.00	3,600.00	830.00	4,320.00
	CONTRACT SERVICES	5,044.81	6,184.00	1,139.19	47,777.83	61,848.00	14,070.17	74,216.00
REPAIR & MAINTENANCE								
67245	ALARM/CAMERA SYSTEMS	.00	200.00	200.00	1,155.42	1,000.00	(155.42)	1,000.00
67247	HOLIDAY DECORATIONS	.00	.00	.00	.00	.00	.00	1,500.00
67255	GROUNDS IMPROVEMENT	.00	500.00	500.00	2,505.94	3,000.00	494.06	3,000.00
67256	DEED RESTRIC-CHG BACK	.00	.00	.00	231.55	400.00	168.45	400.00
67270	CLUBHOUSE	302.52	200.00	(102.52)	1,664.49	800.00	(864.49)	800.00
67275	SPRINKLER SYSTEM	.00	.00	.00	2,428.23	2,000.00	(428.23)	2,000.00
67285	GENERAL REPAIRS	.00	500.00	500.00	532.83	7,500.00	6,967.17	8,500.00
	REPAIR & MAINTENANCE	302.52	1,400.00	1,097.48	8,518.46	14,700.00	6,181.54	17,200.00
ADMINISTRATIVE								

GREEN OAK PARK (HOUSTON) HOA, INC.

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
68306	TAX RETURN	.00	.00	.00	450.00	475.00	25.00	475.00
68320	LEGAL FEES	1,038.92	3,000.00	1,961.08	25,537.43	32,000.00	6,462.57	34,000.00
68324	BILLING/COLLECTIONS	1,161.00	.00	(1,161.00)	4,166.24	3,800.00	(366.24)	4,965.00
68325	MANAGEMENT FEE	925.00	925.00	.00	9,250.00	9,250.00	.00	11,100.00
68326	PROFESSIONAL ADMIN	363.75	300.00	(63.75)	3,118.25	3,400.00	281.75	4,000.00
68330	POSTAGE	161.40	300.00	138.60	2,476.05	3,000.00	523.95	3,600.00
68335	PHONE/INTERNET	123.40	232.00	108.60	1,213.62	2,320.00	1,106.38	2,784.00
68340	COPIES/PRINTING	110.25	200.00	89.75	1,272.45	2,200.00	927.55	2,600.00
68354	WEBSITE	60.00	60.00	.00	630.00	600.00	(30.00)	720.00
68355	NEWSLETTER	85.95	.00	(85.95)	1,936.78	1,860.00	(76.78)	2,480.00
68360	BAD DEBT	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
68364	COMMUNITY EVENTS	.00	.00	.00	1,913.17	2,200.00	286.83	2,500.00
68368	YARD OF THE MONTH	.00	.00	.00	100.00	350.00	250.00	350.00
68390	MISC. ADMINISTRATIVE	319.36	200.00	(119.36)	1,705.92	2,100.00	394.08	2,500.00
	ADMINISTRATIVE	4,349.03	5,217.00	867.97	53,769.91	68,555.00	14,785.09	77,074.00
INSURANCE & TAXES								
69405	TCPP	379.00	400.00	21.00	3,795.00	4,005.00	210.00	4,805.00
69420	DIRECTORS & OFFICERS	212.00	234.00	22.00	2,122.00	2,340.00	218.00	2,808.00
69440	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	100.00
69450	FEDERAL INCOME TAXES	.00	.00	.00	104.00	180.00	76.00	180.00
69458	SALES TAX	9.10	20.00	10.90	104.97	210.00	105.03	250.00
	INSURANCE & TAXES	600.10	654.00	53.90	6,125.97	6,735.00	609.03	8,143.00
SALE OF ASSETS								
	SALE OF ASSETS	.00	.00	.00	.00	.00	.00	.00
PURCHASE OF ASSETS								
	PURCHASE OF ASSETS	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	12,010.46	15,299.00	3,288.54	133,253.43	170,290.00	37,036.57	198,773.00
	Current Year Net Income/(loss)	1,835.20	(1,533.00)	3,368.20	25,614.69	(10,717.00)	36,331.69	(11,668.00)
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