TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

Section 5.005, 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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

| CONCERNING THE P | RC | PE | RT | ΥA | νT | 5 | 549 CR 1 | 7. | 2 | 0 | | | | | | | |
|--|-----------|----------------|--------|-----------|------------------------------|--------------------|--|----------|----------------------|-------------------------|--|--------------------------------------|--|--|-------------------|----------|-----------|
| THIS NOTICE IS A DI AS OF THE DATE S WARRANTIES THE B SELLER'S AGENTS, (| SIG UY | NE ER | D M | BY AY | SE WIS | LLE H T | R AND IS NOT . O OBTAIN, IT IS | 4 | SU | BS | TIT | UTE FOR A | NY | INSPECTIO | ONS | 0 | R |
| Selier Vis I is not the Property? I | 0 | ccu | iруі | ng | the | Prop | | | | | | | | Seller has o ever occu | | | |
| Section 1. The Prope This notice does not es | | | | | | | | | | | | | | | conv | еy. | |
| Item | Y | N | U | | ten | } | EG OMAGENERIO EL MENORES MESENDO DE LA TRANSPORTACIONES DE LA MENORES DE | Y | IN | U | ī | ltem | | | Y | N | U |
| Cable TV Wiring | | | | · - | - | | ropane Gas: | | | | | Pump: ☐ su | TO | grinder | | | |
| Carbon Monoxide Det. | | V | | _ | | | nmunity (Captive) | | | | | Rain Gutters | | | | | |
| Celling Fans | | | | - | | | Property | | | | | Range/Stove | | | O | | |
| Cooktop | | | | Taxable 1 | THE OWNER OF THE OWNER, WHEN | Tub | THE RESERVE AND ADDRESS OF THE PARTY OF THE | | - | 16 | 1 1 | Roof/Attic Ve | | | | | |
| Dishwasher | | | | - | | THE REAL PROPERTY. | n System | | | ηŪ | nd law | Sauna | 31 (243 managaran | Are to deleter to no eleterate a new a sette. | | - | M. TVITA |
| Disposal | | Ø | Ħ | _ | | OWE | | | | | | Smoke Dete | ctor | | ত | | |
| Emergency Escape | | | , | _ | | | | | 1 | 1 | 1 - | Smoke Dete | | - Hearing | 1 | - | - |
| Ladder(s) | | ত | | | Outdoor Grill | | | | X | | | Impaired | OLO: | ribaing | | জ | |
| Exhaust Fans | W | | | | Patio/Decking | | | | 10 | | 1 | Spa | | | | V | П |
| Fences | Ō | THE RESERVE OF | | _ | Plumbing System | | | | | | | Trash Comp | acto | r | | | |
| Fire Detection Equip. | | | | | Pool | | | | | | | TV Antenna | 40.0 | | V | | |
| French Drain | | - | | | Pool Equipment | | | | | L | }- | Washer/Dry | ar bels | weletake | M | | |
| Gas Fixtures | H | _ | | | Pool Maint. Accessories | | | | 157 | F | 1 | Window Scr | | | F | | |
| Natural Gas Lines | | | | — | | | eater | | V | | | Public Sewe | | | | | 1. |
| Item | | | | Y | N | U | Addition | - I | l m. E | en Briter | n | A.D. | | | | | |
| Central A/C | | | | M | 1 18 | | | | | | D. 1004.44 | f units: 2 | 7. | lew unit | . ,/, | | \exists |
| Evaporative Coolers | | | | | M | | number of units: | | 114 | 1111 | GI C | i uiits. 🚣 | 11 | vew yarr | 1/- | ٠. | 50 |
| Wall/Window AC Units | | | | | - | | number of units: | - | de la constitu | LANGE | ASSESSED NO. | O CHARLES AND DECIDE THE LABORATOR | | ACCUPATION OF THE PROPERTY OF THE PERSON OF | | | \dashv |
| Affic Fan(s) | - | | | | V | | | | | | | | | | | | |
| Central Heat | | | | | | | ili yes, describe. Ibi electric □ gas | estinaa. | PA A | arun in | THE REAL PROPERTY. | funits: Z | esay esa a mu | all the state of the second se | r-v estreve | W | - |
| Other Heat | | | | | 14 | | | | IIL | 1111 | 21 (| n unito. "Co | KINGSON ALLES | | | | - |
| | | | | N. | 廿 | | number of ovens: | - 5 | | | | electric 🗆 | 100 | Clathor | | entra en | - |
| Oven Fireplace & Chimney | | | | M | | | Wwood □ gas | | ~ r | - F | | | 300 | Course. | | | - |
| The state of the s | | CHARLE | | | | | | | | | | Clouds. | | | | | \dashv |
| Carport | | | - | | | | | | | THE PERSON NAMED IN | | | | | | \dashv | |
| Garage | | | | | | | n a | illa | Cile | | | | 2 | | | | |
| Garage Door Openars | | | | M | | 4 | number of units: | _ | £ | | | ımber of rem | oles. | | | | \dashv |
| Satellite Dish & Controls | | | M | | Щ | ☐ owned ☐ leas | | | · American | ********** | ************************************** | | | WHEE DID'S | ar.w. | ALL DE | |
| Security System | | | | M | | ☐ owned ☐ leas | | | | n | ut. zuspiendat szizátt (n) szi kintő | ов <i>те</i> литион | и уставання на экономительна вы | DJUK PAN 1 | icance | - Market | |
| Solar Panels | | | Щ | M | T | Owned Cleas | O'M LOCKET | 1000 | Contract of the last | ********* | AMMENTAL SECTION OF THE PROPERTY OF THE PROPER | N BERNET LICENSE | ERANGER FOR THE BUILDING THE STATE OF THE ST | NAME OF THE OWNER, OF THE OWNER, OF THE OWNER, OF THE OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, OWNER, | COLUMN TO SERVICE | | |
| Water Heater | | | F | Щ | | Melectric □ gas | | | | | Hui | IDOL | ບໃນເກີເຮ. | | | | |
| Water Softener | | | | 坦 | N | | □ owned □ leas | ed | Tro | m | | | | | | *** | |
| Other Leased Item(s) | | | | | | | if yes, describe: | UBBO-000 | инпанс | Transaction of the last | hanguna h | Commence of the second second second | | | •••• | | |
| (TXR-1406) 09-01-19 | | 1 | itia | led t | y: B | uyer | a | nd S | elle | er: | M | 11cm | | Pa | ge 1 | of 6 | 3 |

Keller Williams Realty of Southeast Texas 6310 Delaware Ext. Beaumont, TX 77706

| Concerning the Property at | | | A A PROBACION SUBSECUCION SUBS | | |
|--|------------------|---------------------|--|-----------|------------------|
| Underground Lawn Sprinkler | uton | atic | manual areas covered: | | |
| Septic / On-Site Sewer Facility 👿 🗆 🗀 if ye | s. at | tach | nformation About On-Site Sewer Facility (TXR-1 | 140 | 7) |
| Water supply provided by: ☐ city ☐ well ☐ M Was the Property built before 1978? ☐ yes ☑ (If yes, complete, sign, and attach TXR-1906 Roof Type: ☐ ne ta / Is there an overlay roof covering on the Property | UD ก็o cor | ∰ c un ncerni | o-op Qunknown Q other: known ng jead-based paint hazards). | | our countries. |
| covering)? If yes If no I unknown | | | | | |
| Are you (Seller) aware of any of the items liste defects, or are need of repair? ☐ yes ☑ no If | | | | | |
| | | - 10F SHE | | EP-M-a-t | weens |
| Section 2. Are you (Seller) aware of any definition of aware and No (N) if you are not aware as a section of the notation of t | | | nalfunctions in any of the following? (Mark Y | es | (Y) |
| Item Y N Item | | | Y N Item | Y | N |
| Basement | | | | | E |
| Ceilings 🔲 🔛 Foundation / | Sla | b(s) | | | B' |
| Doors D G Interior Wall | | eumhoustense | | | W |
| Driveways 🔲 🗷 Lighting Fixt | | | | | |
| Electrical Systems | | | | | |
| Exterior Walls | | | | | |
| Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.) | the the | folio | wing conditions? (Mark Yes (Y) if you are | aw | are |
| Condition | Y | N | Condition | Y | N |
| Aluminum Wiring | | 1 | | | 12 |
| Asbestos Components | | B | TO THE RESIDENCE OF THE PARTY O | | Ø |
| Diseased Trees: a cak wiit | ũ | M | | | |
| Endangered Species/Habitat on Property | | Ø | Subsurface Structure or Pits | | 图 |
| Fault Lines | | Ø | Underground Storage Tanks | | U |
| Hazardous or Toxic Waste | D | FEF | Unplatted Easements | | g |
| Improper Drainage | | Z | Unrecorded Easements | 172271 | 11/ |
| Intermittent or Weather Springs | | | Urea-formatide tryde insulation | nord . | - |
| Landfill | | Ø | | - | [97] |
| Landin | | | Water Damage Not Due to a Flood Event | | N |
| Lead-Based Paint or Lead-Based Pt. Hazards | | Ø | Water Damage Not Due to a Flood Event Wetlands on Property | | ष्रवादा |
| AND A DESCRIPTION OF THE PROPERTY OF THE PROPE | | | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot | | N N N |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property | | B B | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) | | D 33 |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property | | B B | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI | | |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property | | Ø Ø | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI | | ল্ল ব্ৰধ্ |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District | | B B | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired | | |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation | | | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair | | ল্ল ব্ৰধ্ |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs | | ष्ट्राव विद्या | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot | | ল্লানা ব্ৰাষ্ট্ৰ |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs | | | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair | | हाल्लाच व खल |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs Previous Other Structural Repairs | | ष्ट्राव विद्या | Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot | | हाल्लाच व खल |

| Concerning the Property at | | | | | | - | | | |
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| | | | | er vanstardina | THE SHOTTE SHEET WHEN IN SHEET | THE PARTY OF THE P | *************************************** | | THE PERSON OF PERSONS |
| Section 10. With | gularly provide i | ars, have y nspections | ou (Sells | r) rece are e | ived any Ither lice | written | inspector | s or c | otherwise |
| | Туре | Name of | I | | | | | | of Pages |
| | | | | | | | | | |
| _ | ould not rely on the A buyer should o | obtain inspe | ctions from | n inspe | ctors chos | en by the | buyer. | | Property. |
| U riflomestead | ck any tax exemp | ☐ Senior C | itizen | | [] Disab | led led Vetera | • | ty: | |
| Section 12. Have with any insuran | you (Seller) eve ce provider? | | alm for d | amage, | other th | an flood | damage, | to the | Property |
| example, an Insu | you (Seller) ev rance claim or a irs for which the | settlement | or award | In a le | gal proce | eding) ar | nd not use | d the | proceeds |
| | | | ******************** | NEW YORK STREET, A FUND I | Pulsar in addition thing and the | arrento a control ban (contrat | No. of the Assessment of the State of the St | CACCONATION OF CONTRACTOR | A COME F STREET |
| detector requires | s the Property had nents of Chapter in. (Altach addition | 766 of the | Health ar | rd Safe | ty Code? | " Bunkr | nwor 🔲 | no 🛚 | yes. If no |
| installed in acco Including perforn | the Health and Safet Irdance with the requi nance, location, and po may check unknown i | irements of the ower source re | e building c | ode in ei If you di | fact in the not know t | area in wh he building | ich the dwel code require | ting is t | ocsted, |
| family who will impairment from seller to install s | ulre a seller to install reside in the dwelling e licensed physicien; a moke detectors for the cost of installing the s | ls hearing-im and (3) within to a hearing-impa | palred; (2) IO days after alred and sp | the buyer the effect ecifies the | r gives the tive dete, the locations i | selier writte e buyer me for Installati | nn evidence kes a written on. The par | of the i | hearing for the |
| | ges that the staten ker(s), has instruc on. | | | | | | | | |
| Signature of Selle | | 9-24-, | 77 Date | THE PROPERTY OF THE PARTY. | ture of Sel | CONTRACTOR OF THE PARTY OF THE | COMMENT OF THE PROPERTY OF THE PROPERTY AND THE | 9. | 24 - 19 Date |
| Printed Name: | MARTIN F. K | Vish | | Printe | d Name: C | laudi | a Nas | sh | |
| (TXR-1406) 09-01-19 | Initialed by | y: Buyer: | |]and S | eller: | | DIPE SI | F | Page 5 of 6 |

Keller Williams Realty of Southeast Texas 6310 Delaware Ext. Beaumont, TX 77706

| Se | ction ovide | 6. Have you (Seller) ever filed a claim for flood damage to the Property with any Insurance r, including the National Flood Insurance Program (NFIP)?* yes ID no If yes, explain (attach al sheets as necessary): |
|------|---------------------------|--|
| | Even risk, a etruct | es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Mahagament Agency (FEMA) encourages homeowners in high risk, moderate low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s). |
| Ac | minis | 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? yes no if yes, explain (attach additional is necessary): |
| 10 | jou al | 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) re not aware.) |
| Š | N | 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. |
| | | Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: |
| | _ | Manager's name: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no If the Property is In more than one association, provide information about the other associations below or attach information to this notice. |
| | a | 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: |
| | ised | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| | Ø | Any lawsults or other legal proceedings directly or indirectly affecting the Property. (includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| | M | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| | Ø | 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, raden, 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). |
| | 9 | 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 propose gas system service area owned by a propose distribution system retailer. |
| | | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |
| ií t | ne an | swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): |
| KT) | R-1406 | 3) 09-01-19 Initialed by: Buyer: and Seller: 2m Page 4 of 6 |

Kellor Williams Realty of Southeast Texas 6310 Delaware Ext. Beaumont, TX 77706

| Concern | ng the Property at | |
|----------------|--|----------------------|
| If the ar | swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): | |
| | | |
| *A sl | ngle blockable main drain may cause a auction entrapment hazard for an individual. | CV I WIAIR TO VALUE |
| of repa | 4. Are you (Seller) aware of any Item, equipment, or system in or on the Property that is in ir, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (a al sheets if necessary): | |
| | 5. Are you (Seller) aware of any of the following conditions?" (Mark Yes (Y) if you are aware wholly or partly as applicable. Mark No (N) if you are not aware.) | |
| Y N | Present flood Insurance coverage (if yes, attach TXR 1414). | |
| | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency releating water from a reservoir. | ase of |
| | Previous flooding due to a natural flood event (if yes, attach TXR 1414). | |
| | Previous water penetration into a structure on the Property due to a natural flood event (if yes, s TXR 1414). | ettach |
| | Located I wholly I partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99 AO, AH, VE, or AR) (if yes, attach TXR 1414). | 9, AE, |
| | Located □ wholly □ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shade | ed)). |
| D Q | Located □ wholly □ partly in a floodway (If yes, attach TXR 1414). | |
| | Located 🗆 wholly 🗀 partly in a flood pool. | |
| | Located 🗆 wholly 🗀 partly in a reservoir. | |
| If the ar | swer to any of the above is yes, explain (attach additional sheets as necessary): | |
| *Foi | purpases of this notice: | |
| whic | l-year floodplain" means any area of land that: (A) lis identified on the flood insurance rate map as a special flood hazard n is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flo h is considered to be a high risk of flooding: and (C) may include a regulatory floodway, flood pool, or reservoir. | |
| area | year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood t which is designated on the map as Zone X (shaded), and (B) has a two-tenths of one percent annual chance of flo his considered to be a moderate risk of flooding. | hazard ooding, |
| "Floo subje | ed pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and act to controlled inundation under the management of the United States Army Corps of Engineers. | f that is |
| "Floc unds | id insurance rate map" means the most recent flood hezerd map published by the Federal Emergency Management A In the National Flood Insurance Act of 1968 (42 U.S.O. Section 4001 et seq.). | Agency |
| a riv | ndway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includas the cha For or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referre D-year flood, without cumulatively increasing the water surface elevation more than a designated height. | ınnel ol ıd to as |
| | ervoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to r or delay the runoff of water in a designated surface area of land. | o retain |
| (TXR-140 | 8) 09-01-19 Initialed by: Buyer: and Seller: 4. Cr Page 3 | 3 of 6 |

Keller Williams Realty of Southcast Texas 6310 Delaware Ext. Beaumont, TX 77706

| Concerning the Property at | |
|----------------------------|--|
| | |
| | |

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 all 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.

| items independently measured to verify any reported | | se |
|---|--|-----|
| (6) The following providers currently provide service to Electric: ENTERGY | . • | |
| • | | |
| Sewer: Warren Water Supply | phone #: 409 547-27/9 | |
| | | |
| Cable: Local Santation | phone #: | |
| Natural Gas: | phone #: | |
| Natural Gas: Phone Company: AT TT | on the property of the propert | |
| Propane: | | |
| Internet: VORIZON | | |
| (7) This Seller's Disclosure Notice was completed by S this notice as true and correct and have no reas ENCOURAGED TO HAVE AN INSPECTOR OF YO The undersigned Buyer acknowledges receipt of the for | on to believe it to be false or inaccurate. YOU AI OUR CHOICE INSPECT THE PROPERTY. | |
| | | |
| Signature of Buyer Date | Signature of Buyer Da | ite |
| Printed Name: | Printed Name: | |
| (TXR-1406) 09-01-19 Initialed by: Buyer: | and Seiler: 2/2 Car Page 6 of | 6 |