



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



CONCERNING THE PROPERTY AT\_\_\_\_

3835 Canton Dr, Pearland, TX 77584

(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 🔽 is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? <u>Never Occupied</u>

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u> </u>	NOven	Y_Microwave
<b>Y</b> Dishwasher	U Trash Compactor	<b>Y</b> Disposal
YWasher/Dryer Hookups	U Window Screens	<b>Y</b> Rain Gutters
Y Security System	<b>U</b> Fire Detection Equipment	U_Intercom System
	<b>Y</b> Smoke Detector	
Buyer is aware that security system does not convey with sale of home.	U_Smoke Detector-Hearing Impaired	
Kwikset 914 lock will be replaced	Carbon Monoxide Alarm	
upon close.	<b>N</b> Emergency Escape Ladder(s)	
UTV Antenna	Cable TV Wiring	Satellite Dish
<b>Y</b> Ceiling Fan(s)	Attic Fan(s)	<b>Y</b> Exhaust Fan(s)
Y_Central A/C	Y_Central Heating	<b>N</b> Wall/Window Air Conditioning
<b>Y</b> _Plumbing System	<b>N</b> Septic System	Y Public Sewer System
Y Patio/Decking	Outdoor Grill	Fences
<sup>Pool</sup>	<b>N</b> Sauna	<b>N</b> SpaNHot Tub
N Pool Equipment	Pool Heater	U Automatic Lawn Sprinkler System
Fireplace(s) & Chimney N (Wood burning)		Fireplace(s) & Chimney Y (Mock)
<b>Y</b> Natural Gas Lines		Gas Fixtures
<b>U</b> Liquid Propane Gas	<b>U</b> _LP Community (Captive)	U LP on Property
Garage: <u>Y</u> Attached	Not Attached	N_Carport
Garage Door Opener(s):	Y Electronic	U_Control(s)
Water Heater:	Y Gas	N Electric
Water Supply: <u>Y</u> City	<u>N</u> Well <u>N</u> MUD	_ <b>N</b> _Co-op
Roof Type: Laminate shingles	Age:	8-15 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? Ves 🗌 No 📄 Unknown. If yes, then describe. (Attach additional sheets if necessary):

Roof is not in perfect condition, buyers should have their own inspection performed.

HVAC: damaged unit; Water heater: damaged water heater, buyer should have their own inspection performed.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

09-01-2019

	er's Disclosure Notice Concerning the Pr		(Ctroot Addr	acc and City)
766		🗌 No 🔽 Unkno	wn. If the answer t	ne smoke detector requirements of Chapte to this question is no or unknown, explain
inst incl effe req will a lic smo	alled in accordance with the requirer uding performance, location, and po- ct in your area, you may check unknow uire a seller to install smoke detectors reside in the dwelling is hearing impa- censed physician; and (3) within 10 day	nents of the build wer source require wn above or conta for the hearing im ired; (2) the buyer vs after the effectiv and specifies the l	ing code in effect in ments. If you do no ct your local building paired if: (1) the buy gives the seller writte re date, the buyer ma pocations for the insta	wellings to have working smoke detector the area in which the dwelling is located of know the building code requirements in official for more information. A buyer may yer or a member of the buyer's family who en evidence of the hearing impairment from skes a written request for the seller to instal llation. The parties may agree who will bea install.
Are	you (Seller) aware of any known defec	ts/malfunctions in	any of the following	? Write Yes (Y) if you are aware, write No (N
if yo	ou are not aware. Interior Walls	N Ceilings		N Floors
<u>N</u>		<u>N</u> Doors		
N 	Roof	N Foundatio	n/Slab(s)	<u>N</u> Windows N Sidewalks
 N		N Driveways		N Intercom System
N	—	N Electrical S		N Lighting Fixtures
			-	
lf th				
lf th Roe	e answer to any of the above is yes, ex of: see bottom of page 1.	plain. (Attach add	itional sheets if neces	ssary):
If th Roo Selle	e answer to any of the above is yes, ex of: see bottom of page 1. r has never occupied this property. Seller encou	plain. (Attach add Irages Buyer to have th	itional sheets if neces eir own inspections perfor	ssary):
If th Roo Selle	e answer to any of the above is yes, ex of: see bottom of page 1. r has never occupied this property. Seller encou	plain. (Attach add rrages Buyer to have th ng conditions? W	itional sheets if neces eir own inspections perfor rite Yes (Y) if you are a	rmed and verify all information relating to this property
If th Roo Selle	e answer to any of the above is yes, ex of: see bottom of page 1. r has never occupied this property. Seller encou you (Seller) aware of any of the followi Active Termites (includes wood des	plain. (Attach add rages Buyer to have th ng conditions? W troying insects)	itional sheets if neces eir own inspections perfor rite Yes (Υ) if you are a ΥPrevious Str	med and verify all information relating to this property aware, write No (N) if you are not aware.
If th <u>Rod</u> Selle Are <b>N</b>	e answer to any of the above is yes, ex of: see bottom of page 1. In has never occupied this property. Seller encou you (Seller) aware of any of the followi Active Termites (includes wood des	plain. (Attach add rages Buyer to have th ng conditions? W troying insects)	itional sheets if neces eir own inspections perfor rite Yes (Υ) if you are a ΥPrevious Str	med and verify all information relating to this property aware, write No (N) if you are not aware. uctural or Roof Repair or Toxic Waste
If th <u>Rot</u> Selle Are <b>N</b>	e answer to any of the above is yes, ex of: see bottom of page 1. In has never occupied this property. Seller encou you (Seller) aware of any of the followi Active Termites (includes wood des Carrier Termite or Wood Rot Damage Need Previous Termite Damage	plain. (Attach add rages Buyer to have th ng conditions? W troying insects)	itional sheets if neces eir own inspections perfor rite Yes (Υ) if you are a <u>Υ</u> Previous Str <u>N</u> Hazardous c <u>N</u> Asbestos Co	med and verify all information relating to this property aware, write No (N) if you are not aware. uctural or Roof Repair or Toxic Waste
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If th <u>Rot</u> Selle Are N N N	e answer to any of the above is yes, ex of: see bottom of page 1. In has never occupied this property. Seller encou you (Seller) aware of any of the following Active Termites (includes wood des Active Termites (includes wood des Previous Termite Damage Previous Termite Damage Previous Termite Treatment Previous Termite Treatment Water Damage Not Due to a Flood F	plain. (Attach add rages Buyer to have th ng conditions? Wi troying insects) ing Repair	itional sheets if neces eir own inspections perfor rite Yes (Y) if you are a Previous Str Previous Str Hazardous co Asbestos Co N Urea-formal Radon Gas	med and verify all information relating to this property aware, write No (N) if you are not aware. uctural or Roof Repair or Toxic Waste omponents Idehyde Insulation Paint
If th Roy Selle Are N N N N N	e answer to any of the above is yes, ex of: see bottom of page 1. In has never occupied this property. Seller encou you (Seller) aware of any of the followi Active Termites (includes wood des Active Termites (includes wood des Previous Termite Damage Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flood F Landfill, Settling, Soil Movement, Fa	plain. (Attach add rages Buyer to have th ng conditions? Wi troying insects) ling Repair	itional sheets if neces eir own inspections perfor rite Yes (Y) if you are a Previous Str Previous Str Hazardous o Asbestos Co N Lead Based	med and verify all information relating to this property aware, write No (N) if you are not aware. uctural or Roof Repair or Toxic Waste omponents dehyde Insulation Paint Viring
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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.

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	Seller's Disclosure Notice Concerning the Property at
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) Ves (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. <ul> <li>N Present flood insurance coverage</li> </ul>
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	<b>N</b> 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.
	NLocated 🔿 wholly 🔿 partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	Located 🔿 wholly 🔿 partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	N Located O wholly O partly in a floodway
	N Located ○ wholly ○ partly in a flood pool
	N Located O wholly O 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.

	09-01-2019
	Seller's Disclosure Notice Concerning the Property at Page 4 Page 4
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 <u>compliance with building codes in effect at that time.</u>
	Y 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 <ul> <li>N</li> </ul>
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the <u>N</u> Property.
	N 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 <b>N</b> 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): Property is located in Brazoria County GCD Southdown Community Association (281) 232-7659 - \$200.00 Annual assessment.
	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.
	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. 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         02/13/2020           Inture of Seller         Date         Signature of Seller         Date
	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



DATE: 1/6/2020 TO: [Enter Data] VIA FAX: [Enter Data]

OSN File #: 208842

RE: HOMEOWNERS ASSOCIATION CLOSING LETTER	
PLEASE PROVIDE AN ACCOUNT CLOSING LETTER FOR THE FOLLOW	/ING:

PROPERTY ADDRESS: 3835 Canton Drive, Pearland, TX 77584

SELLER:

BUYER: OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

SUBDIVISION: \_\_\_\_\_Southdown\_\_\_\_\_\_

CLOSING DATE: January 31, 2020

DATE NEEDED: [Enter Data]

ANNUAL DUES AMOUNT: \$ 200.00	BILLED	(CIRCLE ONE): MONTHLY, QUARTERLY, <mark>4</mark>	ANNUALLY

DUE DATE: \_\_\_\_1.1.2020\_\_\_\_\_

FOR WHAT TIME PERIOD? (JAN-DEC.?): Jan.-Dec. 2020

DATE PAYMENT BECOMES DELINQUENT IF UNPAID (GRACE PERIOD) 2.1.2020

LATE FEE IF DELINQUENT \$ 2.00 per month

AMOUNT PAST DUE (IF ANY): 200.00 due 1.1.2020\_\_\_\_\_

ANY INITIATION OR TRANSFER FEE: \_\_\$225.00 Transfer Fee\_ / \$75.00 Refinance\_\_\_\_\_

PHYSICAL ADDRESS FOR THE HOA CORRESPONDENCE:

1006 Thompson Rd. Ste 101 Richmond, TX 77469

TELEPHONE NUMBER TO REACH HOA: 281.232.7659

(CONTINUED)

## Property Addendum

1.	Please advise of any additional information you feel the new owner may need:
	N/A

_	At least 1 yr. contract
	Is the Association party to any current/pending litigation? Y / $N$ (if yes, please provide details below)
	No
	Does the property have any open violations? Y / $N$ (if yes, please provide details below)
	No
1	Are there any fees due related to the violation? $Y / N$ (if yes, please provide details below)
•	No
	Time allowed to cure violation if the buyer assumes it? $Y / N$ (if yes, please provide details below)
	N/A
-	Is buyer approval required? Y / N (if yes, please provide details below) N/A
	Is there a second association? Y / N (if yes, please provide details below)
	No
	Completed by:
	Cathina DeLeon
	Homeowner's Association Name: Southdown Community Association
	nomeowner's Association Name. Southdown Community Association
	Date: _1.7.2020

SINCERELY,

Tomeka Thomas FAX: EMAIL: TThomas@osnational.com