



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 [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, Y Disposal, Y Washer/Dryer Hookups, U Window Screens, Y Rain Gutters, Y Security System, U Fire Detection Equipment, U Intercom System

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

- Y Smoke Detector, 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), 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): Y Electronic, U Control(s), Water Heater: Y Gas, N Electric, Water Supply: Y City, N Well, N MUD, N 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? [x] Yes [] 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.

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 roof claim due to hurricane damage, details unknown. Age of roof indicates previous seller replaced it, 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.



National Office: 2170 Satellite Boulevard Suite 200 Duluth, Georgia 30097
Tel: 770.497.9100

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 FOLLOWING:

PROPERTY ADDRESS: 3835 Canton Drive, Pearland, TX 77584

SELLER: [REDACTED]

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, **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

2. Does the Association have any lease restrictions? Y / N (if yes, please provide details below)

At least 1 yr. contract

3. Is the Association party to any current/pending litigation? Y / N (if yes, please provide details below)

No

4. Does the property have any open violations? Y / N (if yes, please provide details below)

No

5. Are there any fees due related to the violation? Y / N (if yes, please provide details below)

No

6. Time allowed to cure violation if the buyer assumes it? Y / N (if yes, please provide details below)

N/A

7. Is buyer approval required? Y / N (if yes, please provide details below)

N/A

8. 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

Date: 1.7.2020

IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME AT Tomeka Thomas.
THANK YOU.

SINCERELY,

Tomeka Thomas

FAX:

EMAIL: TThomas@osnational.com