CONCERNING THE PROPERTY AT

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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Section 5.008, 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 complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

4319 Carmel River Lane

Spring, TX 77388-2103

THIS NOTICE IS A DIDATE SIGNED BY S MAY WISH TO OBTA AGENT.	ISCL ELLE JN. I	OSUF ER AN T IS I	RE C ND IS NOT	F S S N A V	BELLI OT A VARI	ER'S KNOWLEDG A SUBSTITUTE FO RANTY OF ANY K	E OF T OR ANY (IND BY	HE C ' INS ' SEI	OND PEC LER	OITION OF THE PROPERTY A TIONS OR WARRANTIES TH , SELLER'S AGENTS, OR AN	5 O E E Y C	F TH	一 旧 訳
Seller_is \(\) is not Felorwary 9, =	occu 2 .6 7	pying ≥o	the	Pro	perty appr	. If unoccupied (by oximate date) or	Seller) _ never	, how	long	since Seller has occupied the the Property	Рго	pert	y?
Section 1. The Prope	ertv i	rae H	re ita	sme	mase	kad halaum /88	. 34 . 04			or Unknown (U).) ne which items will & will not conve			
Item	TY	N	117	r	Iten				,		у.		
Cable TV Wiring	TŻ	 	-	ŀ		id Propane Gas:	Y		U	Item	Y	N	I
Carbon Monoxide Det.		1-1	$\overline{\mathbf{x}}$	ŀ	_1 0	id Fropane Gas: Community (Captil		X		Pump: sump grinder	1	X	_
Ceiling Fans	1	1	$\stackrel{\sim}{\dashv}$	ŀ	-LI	on Property	/e)	<u> </u>		Rain Gutters	Y	1	Γ
Cooktop		N		-	Hot	on Property	_			Range/Stove	Y		
Dishwasher	V			5		com System		X		Roof/Attic Vents	TY		_
Disposal	샇					Dwave		N		Sauna		N	
Emergency Escape	 	-					Y			Smoke Detector	4		
Ladder(s)		N		L		oor Grill		N	-	Smoke Detector - Hearing Impaired	4		
Exhaust Fans	LY.				Patio	/Decking	18			Spa			
Fences	Y				⊃lum	bing System	Y			Trash Compactor		N	
Fire Detection Equip.	Y				Pool			N	-	TV Antenna		N	
French Drain		X		Ī	loo	Equipment		N	-			N	
Gas Fixtures	х		7	F	loo	Maint. Accessories		N			ग		
Natural Gas Lines	4			F	ool	-leater		N	-		7		
Item			-137								سلد		
Central A/C		·	Y		<u>l u</u>			Ad	ditio	nal Information			
Evaporative Coolers			- ¥		,-	X electric ga	s num	ber c	f unit	s: 1			
Wall/Window AC Units				1		number of units:				A STATE OF THE STA			_
Attic Fan(s)			-	N		number of units:							-
Central Heat				+-	<u> </u>	if yes, describe:							\dashv
			A	 	-	electric X ga	s num	ber o	funit	s: 1	*	B	ᅱ
Other Heat Oven	***************************************		1	N		if yes, describe:						· · · ·	ᅱ
Lancing Control of the Control of th			Y	<u> </u>		number of ovens			elect	ric gas other:	-	d	\dashv
Fireplace & Chimney			Y	Ļ		wood X gas l	ogs	mock	ol	ther:			\dashv
Carport				N	<u> </u>	attached no	ot attacl					-	\dashv
Garage			17	<u> </u>			ot attacl	ied	~				\dashv
Garage Door Openers			IA		<u> </u>	number of units:	1		П	umber of remotes: 2_			\dashv
Satellite Dish & Controls			<u> </u>	N			ed from	i.	····	200	TELETINA.	-	\dashv
Security System			Y			√ owned leas	ed from	:			-		-
Solar Panels				N			ed from		**********				\dashv
Water Heater			4			electric x gas	othe	r: n	/a	number of units: 2	MENT TON	Persona	+
Water Softener				N			ed from		- Hunn	Transport of units.	- Mess	a	4
Other Leased Items(s)				N		if yes, describe:		- 		, ,		4	4
(TXR-1406) 09-01-19		Initia			uyer;	, , , , , , , , , , , , , , , , , , , ,	and Selle	er: 3	98	. · Page	1 0		J
RE/MAX Legends, 5910 FM 2920, Suite A Spr	ing TX					***************************************			es som	•	, U)	U	

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Phone: 281.440.7900

Fax: 281.355,7500

Juan Benavides

Concerning	the	Property at
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4319 Carmel River Lane

Septic / On-Site Sewer	orinkler r Facility			X auton	natic manu	al areas c	overed: entire yard		
				if yes, attach Information About On-Site Sewer Facility (TXR-1407) MUDco-opunknownother:n/a					
Was the Property built	by: c	ity 1				n other	: n/a	***************************************	·!
(If ves. complete s	hae anis	lattani	TVD 4004	o unki	HOWR				
Roof Type: composit	tion ro	of	1 124-1906	o concerni A	ing lead-base	d paint ha	zards),		
is there an overlay ro	oof cove	erina o	n the Pro	nerty (sh	ingles of rec	4	zards). placed over existing sh	approx	kim
covering)?yes _x no	o unk	nown		berth (ort	migles of 100	covering	placed over existing sh	ingles	or
Are you (Seller) aware	of any o	of the i	tems lister	i in thic Q	andian d ste				
are need of repair?)	yes 🗸 no	o If yes	, describe	(attach a	i jeju i ilolios oda lenoitibb	are not in	working condition, that ha	ve def	eci
	~					10 11 110000	sary);		

Section 2. Are you (Se	eller) aw	vare of	fany defe	cts or ma	alfunctions in	any of th	ne following? (Mark Yes (W. 15	
aware and No (N) if you							is is in the last the last the last	r) ir y	ΟŧΙ
Basement	Y	N	Item			YN	Item	·	Υ
Ceilings		N	Floors			18	Sidewalks		
Doors		N		tion / Slab	o(s)	N	Walls / Fences		
Driveways		N	Interior			N	Windows		
lectrical Systems		N	Lighting	Fixtures		N	Other Structural Compon-	ents	
Exterior Walls		N	Roof	g System	S	N			
ftha				· · · · · · · · · · · · · · · · · · ·					
							s if necessary):		
							s if necessary):es (Y) if you are aware ar	ıd No	(N
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Juan Benovides

Conce	rning the Property at	4319 Carmel River Lane Spring, TX 77388-2103
If the a	nswer to any of the items i	in Section 3 is yes, explain (attach additional sheets if necessary):
*A s	ingle blockable main drain m	ay cause a suction entrapment hazard for an Individual.
Section which I	4. Are you (Seller) awar has not been previously ary):	re of any item, equipment, or system in or on the Property that is in need of rer
Section	5 Ara you /Sallar)	
wholly o	or partly as applicable. Ma	re of any of the following conditions?* (Mark Yes (Y) if you are aware and che ark No (N) if you are not aware.)
	Present flood insurance	e coverage (if yes, attach TXR 1414).
_ N	Previous flooding due water from a reservoir.	to a failure or breach of a reservoir or a controlled or emergency release
_ N	Previous flooding due to	o a natural flood event (if yes, altach TXR 1414).
_ N	Previous water penetra TXR 1414).	ation into a structure on the Property due to a natural flood event (if yes, atta
_ N_		
<u>N</u> .	Located wholly r	partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
M.	rocated wholly b	partly in a floodway (if yes, attach TXR 1414).
N.	Located wholly p	partly in a flood pool.
_ N	Locatedwhollyp	
the answ	er to any of the above is ye	es, explain (attach additional sheets as necessary):

	poses of this notice:	
which is	considered to be a high risk o	a of land that: (A) is identified on the flood insurance rate map as a special flood hazard area A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area, wh which is	r noodplain" means any arel ich is designated on the ma considered to be a moderate	ia of land that: (A) is identified on the flood insurance rate map as a moderate flood hazaro op as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, orisk of flooding.
		t to a reservoir that lies above the normal maximum operating level of the reservoir and that is the management of the United States Army Corps of Engineers.
"Flood ins under the	surance rate map" means the National Flood Insurance Ac	ne most recent flood hazard map published by the Federal Emergency Management Agency of of 1968 (42 U.S.C. Section 4001 et seg.).
"Floodway of a river (as a 100-y	y" means an area that is ider or other watercourse and the year flood, without cumulative	ntified on the flood Insurance rate map as a regulatory floodway, which includes the channel a adjacent land areas that must be reserved for the discharge of a base flood, also referred to ely increasing the water surface elevation more than a designated beints
"Reservoli	r" means a water impoundme	ent project operated by the United States Army Corps of Engineers that is intended to retain designated surface area of land.
R-1406) 09		d by: Buyer:, and Seller: 3BB , Page 3 of 6
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Conc	cerning the Property at 4319 Carmel River Lane Spring, TX 77388-2103
provi	ion 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ider, including the National Flood Insurance Program (NFIP)?*yes \(\) no If yes, explain (attach additional same cessary):
stn Section Admin	Homes 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 Management Agency (FEMA) encourages homeowners in high risk, moderate nucture(s). The property within the personal property within the p

	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N 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.
7 _	
	Name of associations or maintenance fees or assessments. If yes, complete the following: Name of association: ACM I Manager's name: Fees or assessments are: \$ 7 ! 9 per year and are: \(\sqrt{mandatory} \) voluntary Any unpaid fees or assessment for the Property? \(\sqrt{yes} \) \(\sqrt{mandatory} \) voluntary If the Property is in more than one association, provide information about the property is in more than one association.
	attach information to this notice.
_ N.	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:
_ <u>\</u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the
_ N	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ N	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ N	Any condition on the Property which materially affects the health or safety of an individual.
_ N	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, 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).
<u> </u>	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 propane gas system service area owned by a propane distribution system retailer.
\	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
the answe	er to any of the Items in Section 8 is yes, explain (attach additional sheets if necessary): County is located in Harris-Galveston Subsidence District
TXR-1406) 0:	09-01-19 Initialed by: Buyer: and Seller: JB , Page 4 of 6 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fracer, Michigan 48028 www.zipLogix.gam Juan Beazyides

Concerning the r	Property at	4319 Carme Spring, TX	77388-2403
Section 9. Sells	er <i>d</i> has has	not attached a survey of the Property	
		not attached a survey of the Property	/.
Section 10, With	in the last 4	years, have you (Seller) received	d any written inspection reports
persons who r	egularly provide	e inspections and who are eithe	d any written inspection reports r licensed as inspectors or other
permitted by law	to perform inspe	e inspections and who are eithe ctions?yes _x_no If yes, attach c	copies and complete the following:
Inspection Date	Type	Name of Inspector	
n/a	n/a	n/a	No. of Pag
		11/a	n/a
Matas A house			
Note: A buyer	r should not rely o	n the above-cited reports as a reflection ould obtain inspections from Inspectors of	of the current condition of the General
Section 11. Check	any tax exempti	on(s) which you (Seller) currently clair	in the sale of
✓ Homestead	·	on(s) which you (Seller) currently clain Senior Cilizen Agricultural	m for the Property:
Wildlife Man	agement	Agricultural	Disabled
Other:		- Comment of the state of the s	Disabled Veteran
Sortion 12 Hours	/e-n_)	-	Unknown Rood damage, to the Property with a
ection 13. Have y	ou (Seller) ever	received proceeds for a claim for de	amage to the Property (for example
ection 13. Have y	ou (Seller) ever	received proceeds for a claim for de	amage to the Property (for example
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ection 13. Have y	ou (Seller) ever	received proceeds for a claim for de	amage to the Property (for example
ection 13. Have y isurance claim or thich the claim was	ou (Seller) ever a settlement or a s made?yes_	received proceeds for a claim for da ward in a legal proceeding) and not us ✓ no If yes, explain:	amage to the Property (for example, sed the proceeds to make the repairs
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Concerning the Property at	4319 Carmel River Lane Spring, TX 77388-2103
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains registered sex offenders are located in certain zip For information concerning past criminal activi department.	s a database that the public may search, at no cost, to determine o code areas. To search the database, visit www.txdps.state.tx.us ty in certain areas or neighborhoods, contact the local police
Protection Act (Chapter 61 or 63, Natural Resource dune protection permit may be required for repair authority over construction adjacent to public beach	
continue windstorm and hall insurance. A certificate	this state designated as a catastrophe area by the Commissioner perty may be subject to additional requirements to obtain or of compliance may be required for repairs or improvements to the information Regarding Windstorm and Hail Insurance for a Texas Department of Insurance or the Texas Windstorm
available in the most recent Air Installation of	tallation and may be affected by high noise or air installation mation relating to high noise and compatible use zones is apatible. Use Zone Study or Joint Land Use Study prepared on the Internet website of the military installation and of the allation is located.
(5) If you are basing your offers on square footage, independently measured to verify any reported inform(6) The following providers currently provide service to the	
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Electric:	phone #:
Gewel:	
Mater	phone #:
Sewer:	phone #: phone #:
Cable:	phone #: phone #: phone #:
Cable: Trash:	phone #:phone #:
Cable:	phone #: phone #: phone #: phone #:
Cable: Trash: Natural Gas: Phone Company:	phone #: phone
Cable: Trash: Natural Gas: Phone Company: Propane:	phone #: phone #: phone #: phone #:
Cable: Trash: Natural Gas: Phone Company:	phone #:
Cable: Trash: Natural Gas: Phone Company: Propane: Internet: (7) This Seller's Disclosure Notice was completed by Seller's as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P	phone #: pho
Cable: Trash: Natural Gas: Phone Company: Propane: Internet: (7) This Seller's Disclosure Notice was completed by Seller as true and correct and have no reason to believe it to	phone #: pho
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Thank you for submitting an offer on our listing! Below, please find helpful information for completing your offer. We look forward to working with you!

CONTRACT/TITLE INFORMATION

Preferred Title Company

Great American Title, Tracie Byrd. 6405 Cypresswood Drive #280. 281-569-9922.

Earnest Money

A minimum of 1% of the sales price is preferred.

Option Fee & Option Period

A \$250 option fee is preferred for a 10 day option period.

Exclusions

Please be sure buyer signs the Exclusions List and that all exclusions are listed on Page 1 of the buyer's contract offer.

Non-Realty Items

If buyer is asking for any non-realty items to stay with the home, please be sure a Non-Realty Items Addendum is included with your offer, regardless of whether the items are listed on MLS as staying!

Preapproval Letter/Proof of Funds

Please be sure to include the buyer's preapproval letter or proof of funds along with their offer. Please include buyer's lender information, if it is not on the preapproval letter itself.

LISTING BROKER INFORMATION

RE/MAX Legends 5910 FM 2920, Suite A Spring, TX 77388 281-440-7900 (office) 281-355-7500 (fax) homes@ronnieandcathy.com

Broker License #: 9005697

Listing Agent: Ronnie Matthews (License # 0199394) **Licensed Supervisor:** Beth Lovell (License #0545658)