



SUPPLEMENTAL SELLERS DISCLOSURE

NOTICE TO SELLER: This Supplemental Sellers Disclosure must be completed by Seller(s) at the time that Seller enters into a listing agreement with Abby Realty. This Supplemental Sellers Disclosure will be provided to any person who seeks information regarding the property during the listing period. This Supplemental Sellers Disclosure is not intended to take the place of the Sellers Disclosure Notice required by Section 5.008 of the Texas Property Code.

NOTICE TO BUYER: This Supplemental Sellers Disclosure has been completed solely by Seller(s). Abby Realty and its sales associates have no personal knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. Furthermore, Seller has not verbally advised sales associates of any defects not listed in the Sellers Disclosure Notice of this Supplemental Sellers Disclosure.

Property Address: _____ 79 Beaconsfield Court, Magnolia, TX 77355 _____

Seller(s) shall answer each of the following questions. The answers shall be based not only on personal knowledge of Seller(s) but also on my second-hand knowledge obtained by Seller(s) from any source. If any of the questions below are answered "Yes", then explain your answers in the spaces provided under each question. Use additional sheets if necessary.

1. Do you know of any prior water penetration at the property? For purposes of this question, "water penetration" means the intrusion of exterior water into and/or through the walls, roof or foundation of the structures on the property, and intrusion of water into the interior of any structure resulting from a leak, broken fixture or pipe, floods, rising water of any source, or similar source.

Yes Explain No
The toilet wax gasket leaked in the upstairs bathroom. The toilet was fixed. When the new tub was installed in the upstairs bathroom the drain leaked. The drain was fixed.

2. Has there ever been visible mold or mildew at any place on the property?

Yes Explain No

3. Do you know of any insurance claims relating the property during the past five (5) years?

Yes Explain No
Roof - hail damage April 2020

Seller Initials Buyer Initials
05/14/20 8:34 PM CDT dotloop verified 05/14/20 9:12 PM CDT dotloop verified

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4. Do you know that there has ever been improper drainage on the property?

Yes
No

Explain

5. Do you know that any owner of the property ever protested the appraised value of the property with the applicable district based on an alleged defect of the property or condition in need of repair?

Yes Explain No

6. Do you know or have you ever heard that any structure on the property is clad with Exterior Insulation Finishing System ("EIFS") or "synthetic stucco"?

Yes Explain No

7. Do you have any Sellers Disclosure Notices executed by any previous owner of the property? (If your answer is "Yes", please list the dates of each such disclosure and attach copies of all such notices.)

Yes
No

Explain

This Supplemental Sellers Disclosure was completed by Seller(s) on the date(s) indicated below.

Douglas Kent Dixon dotloop verified 05/14/20 8:34 PM CDT VFCD-PGBZ-U3E4-XGZH

Seller

05/14/2020
Date

Tiffany Kay Dixon dotloop verified 05/14/20 9:12 PM CDT 5Q4L-DMDU-PH64-FN5J

Seller

Date

Buyer(s) acknowledge receipt of this Supplemental Sellers Disclosure on the date(s) indicated below. Buyer(s) acknowledge that this Supplemental Sellers Disclosure was completed by Seller(s) and not by Abby Realty or its sales associates. Buyer(s) acknowledge that this Supplemental Sellers Disclosure is not a representation or warranty by Abby Realty or its sales associates regarding the condition of the property.

Buyer

Date

Buyer

Date