JLA Realty

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.

exceed the minimum disclosures required by the Gode.													
CONCERNING THE P	RC	PE	ER1	TY A	λΤ <u>1</u>	890	6 Par Two Cir, Humble	TX	773	346			
AS OF THE DATE S	SIG UY	NE ER	D M	BY AY	SE WIS	LLE 3H 7	ER AND IS NOT A	4 5	SUE	3ST	THE CONDITION OF THE PRO TITUTE FOR ANY INSPECTIO ARRANTY OF ANY KIND BY S	NS	OR
Seller ☑ is ☐ is not the Property? ☐	0	CCL	ру	ing	the	Pro					er), how long since Seller has o te date) or never occup		
											(), No (N), or Unknown (U).) etermine which items will & will not c	onv	ey.
Item	Υ	N	U		Iten	1		Υ	N	U	Item	Υ	NU
Cable TV Wiring	abla				Liqu	ıid F	Propane Gas:		\bigvee		Pump: ☐ sump ☐ grinder		\square
Carbon Monoxide Det.			\bigvee		-LP	Co	mmunity (Captive)		\mathbf{V}		Rain Gutters		
Ceiling Fans	\checkmark				-LP	on	Property		V		Range/Stove	abla	
Cooktop	∇				Hot	Tul	b	V			Roof/Attic Vents	\square	
Dishwasher	\checkmark				Inte	rco	m System		\checkmark		Sauna		\square
Disposal	\mathbf{V}				Mic	row	ave	V			Smoke Detector	abla	
Emergency Escape	П	V			Out	doo	or Grill		∇		Smoke Detector – Hearing		
Ladder(s)	ш										Impaired	ш	
Exhaust Fans	\mathbf{V}				Patio/Decking						Spa		
Fences	\bigvee				Plumbing System			\mathbf{V}			Trash Compactor	\square	
Fire Detection Equip.	\checkmark				Pool			\mathbf{V}			TV Antenna	\square	
French Drain	\checkmark				Pool Equipment						Washer/Dryer Hookup		
Gas Fixtures	\checkmark				Pool Maint. Accessories			\mathbf{V}			Window Screens		
Natural Gas Lines	\checkmark				Poo	ΙH	eater	\checkmark			Public Sewer System	\checkmark	
Item				Υ	N	U	Addition	<u> </u>	nfo	rm	otion		
				_ T			+						
Central A/C				+ + + = = 									
Evaporative Coolers Wall/Window AC Units						-	- cc						
			abla				0111	ce					
Attic Fan(s) Central Heat				_				nu	mho	or of unite: 2			
Other Heat			☑										
Oven				片	片	number of ovens:	,			☑ electric ☐ gas ☐ other:			
Fireplace & Chimney				Б				· _	1 m	ock other:			
Carport						attached no							
Garage						attached no							
Garage Door Openers						number of units:1			,,,,,,	number of remotes: 1			
Satellite Dish & Controls				Ħ	Ħ	✓ owned ☐ leas	ed	froi	m	Trainibor or romotoo.			
Security System			☑	Ħ	〒	☑ owned ☐ leas							
Solar Panels					〒	owned leas			_				
Water Heater					H		_			number of units: 1			
Water Softener			一		Ħ	owned leas							
(TAR-1406) 02-01-18		lr	nitia	led b	by: B	Suye			elle	r:	O5/27/20 O5/27/20 O5/27/20 O5/28 PM CDT Of Dot Perified O5/28/20	e 1	of 5

5332 FM 1960 East Suite C Humble, TX 77346

Noel Gaines

		Concerning the	Property	at 18906	Par Two	Cir. Humble.	TX 77346
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O(b a m 1 a a a a 1 1 (a a a (a)		1-					
Other Leased Item(s)							
Underground Lawn Sprinkler					=		
Septic / On-Site Sewer Facility				14(<i>)/)</i>		
Water supply provided by: ☐ city ☐ well ☑ M Was the Property built before 1978? ☐ yes ☑							
(If yes, complete, sign, and attach TAR-1906			•	~~	۱۵۱		
Roof Type: Composition Is there an overlay roof covering on the Property	, (ob	Age.	3 years (approximately approximately approxi	na	ie)		
covering)? \square yes \square no \square unknown	y (Si	iirigie	s of 1001 covering placed over existing shirigles	OI	100		
5 , ,							
Are you (Seller) aware of any of the items liste				ıt h	ave		
defects, or are need of repair? \square yes \square no If	yes	, desc	cribe (attach additional sheets if necessary):				
Section 2. Are you (Seller) aware of any de	efect	s or	malfunctions in any of the following?: (Mai	rk `	Ye		
(Y) if you are aware and No (N) if you are not			, , , , , , , , , , , , , , , , , , , ,				
Item Y N Item					Ν		
Basement \square \square Floors			0.0.0.0.00				
Ceilings □ ☑ Foundation /	/ Sla	ıb(s)	□ ☑ Walls / Fences				
Doors □ ☑ Interior Walls	S				∇		
Driveways □ ☑ Lighting Fixt	ures	3	□ ☑ Other Structural Components		\mathbf{V}		
Electrical Systems					V		
Exterior Walls Roof							
If the consuments are of the items in Costian Ois.			is / attack additional about if a consum \.				
If the answer to any of the items in Section 2 is y	y C3,	САРІА	in (attaon additional shocts in necessary).				
					—		
Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware							
and No (N) if you are not aware.)							
Condition	Υ	N	Condition	Υ	N		
Aluminum Wiring		\square	Previous Foundation Repairs	$\overline{}$	\square		
Asbestos Components		\square			V		
Diseased Trees: Oak wilt O		\square	'		$ \nabla$		
Endangered Species/Habitat on Property		\square			✓		
Fault Lines		☑	Settling		$ \nabla$		
Hazardous or Toxic Waste		☑			V		
	급			=			
Improper Drainage					Ⅵ		
Intermittent or Weather Springs		\square	C C		\square		
Landfill					Ø		
Lead-Based Paint or Lead-Based Pt. Hazards		\square			\square		
Encroachments onto the Property		\square			V		
Improvements encroaching on others' property		☑			∇		
Located in 100-year Floodplain		\square	Wetlands on Property		\bigvee		
(If yes, attach TAR-1414)]				\bigvee		
Located in Floodway (If yes, attach TAR-1414)		\square	Wood Rot		\bigvee		
Present Flood Ins. Coverage							
i resent i loca ins. Coverage			Active infestation of termites or other wood				
(If yes, attach TAR-1414)		\square			Ø		
(If yes, attach TAR-1414)			destroying insects (WDI)				
(If yes, attach TAR-1414) Previous Flooding into the Structures			destroying insects (WDI) Previous treatment for termites or WDI		V		
(If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property			destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired				
(If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District			destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires				
(If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property			destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired				

Concerning the Property at 18906 Par Two Cir, Humble, TX 77346

Historic	Property Designation □ ☑ Termite or WDI damage needing repair □ ☑						
	s Use of Premises for Manufacture Single Blockable Main Drain in Pool/Hot						
of Metha	amphetamine L L Tub/Spa*						
If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):							
	A single blockable main drain may cause a suction entrapment hazard for an individual.						
of repa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? ☐ yes ☑ no If yes, explain (attach al sheets if necessary):						
	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)						
<u>Y N</u> □ ☑	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: Walden on Lake Houston Spectrum /HW						
	Manager's name: Phone: 281-343-9178 Fees or assessments are: \$366 per Lot (2) and are: ☑ mandatory ☐ voluntary						
	Fees or assessments are: \$366 per Lot (2) 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.						
	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:						
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.						
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)						
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.						
	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, 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).						
	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.						
(TAR-140	6) 02-01-18 Initialed by: Buyer: and Seller: AH O5/27/20 S:38 PM CDT dotloop verified of objective dotloop verified objective						

5332 FM 1960 East Suite C Humble, TX 77346

Noel Gaines

Signature of Buyer

Printed Name:

(TAR-1406) 02-01-18

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* (TAR 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 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

items independently measured to verify any re	eported information.						
The following providers currently provide service to the Property:							
Electric:CenterPoint	phone #:						
Sewer:	phone #:						
Water:HC MUD 153	phono #1201 207 FF11						
Cable:Comcast	phone #:						
Trash:HC MUD 153 (Republic Services)							
Natural Gas:Centerpoont	phone #:						
Phone Company:							
Propane:							
Internet:Comcast	phone #:						
this notice as true and correct and have no	d by Seller as of the date signed. The brokers have relied or reason to believe it to be false or inaccurate. YOU ARE DF YOUR CHOICE INSPECT THE PROPERTY.						
The undersigned Buyer acknowledges receipt of	the foregoing notice.						

JLA Realty 5332 FM 1960 East Suite C Humble, TX 77346 Noel Gaines

Signature of Buyer

Page 5 of 5

Printed Name:

Date