

SELLER'S DISCLOSURE NOTICE

Steues Association of RIALTORSe, Inc. 2019
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 business on or helpes the effective date of a contract. This form compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

16800 Sugar Pine Dr., #B13 Houston, TX 77090-3629

THIS NOTICE	EISA	DISCLO	SURE	OF SEL	LER'S K	NOWLE	DGE OF 1	THE COND	ITION OF 1	HE PROPE	RTY AS	OF THE
DATE SIGNE	ED BY	SELLE	RAND	IS NOT	A SUBS	STITUTE	FOR AN	Y INSPECT	TIONS OR	WARRANT	IES THE	BUYER
MAY WISH T	TO OB	TAIN. IT	IS NO	TA WA	RRANTY	OF AN	Y KIND B	Y SELLER	SELLER'S	AGENTS.	OR ANY	OTHER
APPENDE												

Seller vis is not	occupying the Property.	If unoccupied (by §	Seller), how long	since Seller I	nas occupied the	Property?
	(appro	kimate date) or	never occupied	the Property		

Section 1 The Property has the items marked below: (Mark Ves (V) No (N) or Linknown (LI)) This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	item	Y	N
Cable TV Wiring	V			Liquid Propane Gas:		
Carbon Monoxide Det.		V		-LP Community (Captive)		
Celling Fans	V			-LP on Property		
Cooktop		V		Hot Tub		
Dishwasher	V			Intercom System		
Disposal	V			Microwave	V	
Emergency Escape Ladder(s)		1		Outdoor Grill		-
Exhaust Fans	V			Patio/Decking	7	V
Fences		J		Plumbing System	V	
Fire Detection Equip.		V		Pool	V	D1 (1)
French Drain		V		Pool Equipment		
Gas Fixtures		V		Pool Maint. Accessories		
Natural Gas Lines		V		Pool Heater		

item	Y	N	U
Pump: sump grinder			V
Rain Gutters			V
Range/Stove		1	
Roof/Attic Vents			J
Sauna			V
Smoke Detector	V		
Smoke Detector - Hearing Impaired			V
Spa	,		V
Trash Compactor	V		
TV Antenna		V	
Washer/Dryer Hookup	V		
Window Screens	V		
Public Sewer System	J		

Item	Y,	N	U	Additional information			
Central A/C	V			electric gas number of units:			
Evaporative Coolers			V	number of units:			
Wall/Window AC Units		V		number of units:			
Attic Fan(s)	1		V	if yes, describe:			
Central Heat	V			electric gas number of units:			
Other Heat			V	If yes, describe:			
Oven	- √,			number of ovens: electric gas other:			
Fireplace & Chimney	N			wood gas logs mock other:			
Carport		V		attached not attached			
Garage	IV			attached not attached			
Garage Door Openers	14			number of units: number of remotes:			
Satellite Dish & Controls		V		owned leased from:			
Security System		V		owned leased from:			
Solar Panels			1	owned leased from:			
Water Heater	V	1		electric gas other: number of units:			
Water Softener		٧		owned leased from:			
Other Leased Items(s)			4	If yes, describe:			

Water Softener	Owned leased from:	
Other Leased Items(s)	if yes, describe:	
(TXR-1406) 09-01-19	Initialed by: Buyer:, and Seller: NN , Yh VM	Page 1 of 6
REMAX Northwest, REALTORS, 6401 Cype 1 to Tandents	presured Dr. 9 180 Spring TX 77379 Phone: 8335491208 Fact Oncharact with winCountil but wint only 40777 Ethnan bills Bood Engage Stickless (8779) wasser wint only soon.	Idano Sugar Plan

16800 Sugar Pine Dr., #B13

Underground Lawn Sp	dalda.					Houston.					
Septic / On-Site Sewer	automatic manual areas covered:										
			IIVI	fyes	, attac	h Informatio	n At	out O	n-Site Sewer Facility (TXR-14	07)	
Water supply provided Was the Property built (If yes, complete, s Roof Type: Is there an overlay ro	before 1! Ign, and of cove	9787 attach	well MUI yes v n TXR-1906	o conc	co-on unknot erning	unknowr wn lead-based	i j pai	other: nt haz			nate)
	defendance	and the second									
are need of repair?)	/es no	o If yes	s, describe	(attac	h add	tion 1 that a	ts if	neces:	working condition, that have a sary):	iefec	ts. o
Section 2. Are you (Se	oller) aw	/are of	f any defec	ts o	main	unctions in	any	of th	e following? (Mark Yes (Y)	•	
aware and No (N) If you	u are no	t awa	re.)				ıv	INI	Item		
Basement		V	Floors					V	Sidewalks	Y	CONTRACTOR
Ceilings		J	Foundat	ion /	Slab/s	1		V	Walls / Fences		1
Doors		V	Interior	Valls				Ĭ	Windows		1
Driveways		V	Lighting					V	Other Structural Components		J
Electrical Systems		V	Plumbin					V	Curer Structural Components		+
Exterior Walls		7/	Roof					2/	The second secon		+
vou are not aware.)										130	LN
Condition Aluminum Wiring				+*	N,	Radon G	Charles La Contract				N,
Asbestos Components					V	Settling	ao				V
Diseased Trees: oak	aril#			+	Ť	Soil Move	ame	nf			17
Endangered Species/Hal	THE RESERVE OF THE PERSON NAMED IN COLUMN	Proper	tv.	+-	V	Subsurface Structure or Pits					V
		, opo,	7			Underground Storage Tanks				17	
	te				J	Unplatted Easements					J.
					7	Unrecorded Easements					V
	Springs				V	Urea-form	nald	ehyde	Insulation		11
					V				Due to a Flood Event		1//
	id-Based	Pt. H	azards			Wetlands	on	Prope	N. C.		V
					1	Wood Ro					11
improvements encroaching on others' property				J	Active infestation of termites or other wood destroying insects (WDI)			WDI)		V	
Located in Historic District					V				for termites or WDI		12
Historic Property Designation					V				WDI damage repaired		1
Previous Foundation Repairs					1	Previous	AND DESCRIPTION OF THE PERSON NAMED IN	A STATE OF THE PARTY OF THE PAR		-	14
				4	Termite o	or W	DI dar	nage needing repair		1	
Previous Other Structural Repairs					Single Bl Tub/Spa		M elds	ain Drain in Pool/Hot		1	
Previous Use of Premises for Manufacture of Methamphetamine					V						
Fault Lines Hazardous or Toxic Was Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Les Encroachments onto the Improvements encroachi Located in Historic Distriction Property Designates Previous Foundation Re Previous Roof Repairs Previous Other Structura	Springs Id-Based Property Ing on other ct ation pairs Il Repaire s for Ma	I Pt. Ha / hers' p	azards property		72201 70047	Undergro Unplatted Unrecord Urea-forn Water Da Wetlands Wood Ro Active inf destroyin Previous Previous Termite of Single Bl	ound I Ea led I mald imag on tres term Fire Ook	Stora semer asem ehyde ge Not Prope tion of sects (timent nite or as DI dar able M	ge Tanks tts tents Insulation Due to a Flood Event rty f termites or other wood (WDI) for termites or WDI WDI damage repaired mage needing repair ain Drain in Pool/Hot	age 2	

Concerning	the Proper	ty at	16800 Sugar Pine Dr., #B13 Houston, TX 77090-3629					
If the answer to any of the Items in Section 3 is yes, explain (attach additional sheets if necessary):								
*A sing	e blockable n	nain drain m	nay cause a suction entrapment hazard for an individual.					
Section 4. which has	Are you (Seller) awa previous!	are of any Item, equipment, or system in or on the Property that is in need of repair y disclosed in this notice? yes no if yes, explain (attach additional sheets					
			rare of any of the following conditions?" (Mark Yes (Y) if you are aware and chec					
wholly or	partly as ap	plicable.	Mark No (N) if you are not aware.)					
	Present flo	ood Insurar	nce coverage (if yes, attach TXR 1414).					
-7	Previous water from	elektrosita elitari bidalisi	due to a failure or breach of a reservoir or a controlled or emergency release of					
_1,	Previous fi	looding du	e to a natural flood event (If yes, attach TXR 1414).					
-4	Previous 1 TXR 1414		etration into a structure on the Property due to a natural flood event (if yes, attac					
			partiy in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE A0 es, attach TXR 1414).					
	Located	wholly	partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).					
	Located_	wholly	partly in a floodway (if yes, attach TXR 1414).					
	Located_	wholly	partly in a flood pool.					
	Located	wholly	partly in a reservoir.					
If the ansy	ver to any of	the above	is yes, explain (attach additional sheets as necessary):					

*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 adiacent 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 sec.).

"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 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.

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller: NV . /

Page 3 of 6

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16000 Sugar Plan

16800 Sugar Pine Dr., #B13 Houston, TX 77090-3629 Concerning the Property at Section 6. 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 von If yes, explain (attach additional sheets as necessary): *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). Section 7. 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): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) 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: Ciranet Real Manage Phone: 400 -473-2573 and are: mandatory voluntary Manager's name: per month Fees or assessments are: \$) Kno Any unpaid fees or assessment for the Property? yes (\$ 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

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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, and Seller: NA , Kh

Page 4 of 6

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16800 Sugar Pine

Section 9. Seller has X has not attached a survey of the Property. Section 10. Within the last 4 years, have you (Seller) received any written inspection reports fro persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? X yes You if yes, either opios and complete the following: Inspection Date Type Name of inspector Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. Y-homesteed Senior Citizen Disabled Weteran Disabled Weteran Other: Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Y-homesteed Senior Citizen Disabled Veteran Unknown Other: Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with an insurance provider? yes You first yes You (Seller) ever received proceeds for a claim for damage to the Property (for example, insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs finding the relation of the settlement or award in a legal proceeding) and not used the proceeds to make the repairs finding the relation of the settlement of the building code in effect in the area in which the develops is leaded, including performance, location, and power source requirements. If you do not know the building code requirements in effect or installed in accordance with the requirements of the building code in effect in the area in which the develops is leaded, including performance, location, and power source requirements. If you do not know the building in help 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 ma	Concerning the Pro	perty at	16800 Sugar Pine Dr., #B13 Houston, TX 77090-3629							
Section 16. Within the last 4 years, have you (Seller) received any written inspections reports fro persons who regularly provide inspections and who are either illeansed as inspectors or otherwise permitted by law to perform inspections? X yes _fro if yes, strach copies and complete the following: Inspection Date										
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A buyer should obtain inspections from inspectors chosen by the buyer. Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Yhomestead Senior Citizen Disabled Wildlife Management Other: Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with an insurance provider? Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, a insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs find the claim was made? yes no if yes, explain: Section 14. Does the Property have working amoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* "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 dwelling is located, including performance, location, and power source requirements. If you do not know the dwelling is content of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller 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; (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; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; an										
A buyer should obtain inspections from inspectors chosen by the buyer. Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: \[\frac{\text{\text{Homestad}}{\text{\text{Others}}} \] Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with an assurance provider? \(\text{\text{\text{\text{\text{\text{Property}}}} yes \subseteq no section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, a neurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? \(\text{										
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Homesteed Wildlife Management Agricultural Disabled Veteran Unknown Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with an ansurance provider? _yes _no Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, a neurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs fewhich the claim was made? _yes _no if yes, explain: Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detectors equirements of Chapter 766 of the Health and Safety Code?* _unknown _no _yes. If no or unknown, explain (Attach additional sheets if necessary): "Chepter 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 affect 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 location installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, includit the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material info	Section 11 Check									
Wildlife Management				oled						
Other:	Wildlife Mar	agement	Agricultural Disal	oled Veteran						
Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, a neutrance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs finished the claim was made?yesno if yes, explain:	Other		Unkn	own						
Attach additional sheets if necessary): "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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(S), has instructed or influenced Seller to provide inaccurate information or to omit any material information. Day 121/20 Signature of Seller Printed Name: Kenneth Nhim Nancy NAHM Printed Name: VIII NAM Prin	Section 12. Have nsurance provide Section 13. Have nsurance claim o	you (Seller) ever er?yesno you (Seller) ever r a settlement or a	received proceeds for a claim for damage to ward in a legal proceeding) and not used the pr	the Property (for example, a						
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	Section 12. Have insurance provide Section 13. Have insurance claim owhich the claim which the seller in agree who will seller acknowledge the broker(s), has insurance of Seller of Selle	you (Seller) ever no you (Seller) ever a settlement or a as made?yes the Property have thapter 766 of the heets if necessary) of the Health and Sale coordance with the reference, location, at area, you may check to require a seller to install smoke detector. It bear the cost of install smoke detector. It bear the statemens that	received proceeds for a claim for damage to mover in a legal proceeding) and not used the property of the proceeding of	ance with the smoke detectors vision the dwelling is located, utilding code requirements in our information. The parties may store to installation. The parties may store to install. The person, including and that no person, including the store to install.						

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.bx.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 hall insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review information Regarding Windstorm and Hall Insurance for Certain Properties (TXR 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.

(6) The following providers currently provide service to the Property:

Electric: Reliant's	1977 721, 70
Server	phone #: 1277 - 734 - 724
Sewer:	
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	
Phone Company:	phone #:
Propane:	
Internet:	
as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PI The undersigned Buyer acknowledges receipt of the foregoing	
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:
(TXR-1406) 09-01-19 Initialed by: Buyer:,	and Seller: NW . VM Page 6 of 6