

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.**

exceed the minimum disc	losi	ures	s re	quir	ed b	y the	Code.		•							
CONCERNING THE P	RC	PE	ER'	ΓΥ /	AT <u>2</u>	0314	Shire Ridg	ge Lane, H	ımbl	e, 7	ΓX 77	33	8			
AS OF THE DATE S	SIG UY	NE ER	ED R M	BY AY	SE WIS	SH 7	ER AND FO OBTA	IS NOT	Α 5	SU	IBS1	ГΙΤ	HE CONDITION OF THE PROFUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY	ONS	S C	R
Seller ☑ is ☐ is not the Property? ☐	0	CCL	лру	ing	the	Pro	perty. If						r), how long since Seller has date) or \square never occu			
													, No (N), or Unknown (U).) ermine which items will & will not	con	vey	·_
Item	Υ	N	U	l	Iter	n			Υ	N	1 U		Item	Υ	N	Ţ
Cable TV Wiring	abla				Liq	uid F	Propane (Gas:					Pump: ☐ sump ☐ grinder			
Carbon Monoxide Det.		\square					mmunity (Rain Gutters	\checkmark		Г
Ceiling Fans	\square						Property						Range/Stove	abla		Г
Cooktop		\square				Tuk							Roof/Attic Vents	abla		Г
Dishwasher		\square			Inte	ercoi	m System)					Sauna			₽
Disposal	\square					row			\square	Г			Smoke Detector	abla		
Emergency Escape Ladder(s)			☑		Ou	tdoo	r Grill						Smoke Detector – Hearing Impaired		\square	С
Exhaust Fans	\mathbf{V}				Pat	io/D	ecking		\bigvee				Spa		\mathbf{V}	
Fences	\mathbf{V}						ng Systen	n	abla	Г			Trash Compactor		\mathbf{V}	
Fire Detection Equip.	\mathbf{V}				Pod	ol							TV Antenna		\mathbf{V}	Г
French Drain					Pod	ol Ed	quipment						Washer/Dryer Hookup	abla		
Gas Fixtures			\mathbf{V}		Pod	ol Ma	aint. Acce	essories					Window Screens		\mathbf{V}	
Natural Gas Lines	\checkmark				Pod	ol He	eater						Public Sewer System	\bigvee		
Item				Υ	N	U		Additio	nal l	Inf	orm	at	tion			
Central A/C				V	_		☑ electi	ric 🔲 ga					of units:			
Evaporative Coolers																
Wall/Window AC Units				V	_		number									
Attic Fan(s)					_	_	if yes, d	escribe:								_
Central Heat			∇	☐ ☐ ☐ electric ☑ gas number of units:												
Other Heat																
Oven			V	Z □ □ number of ovens: □ electric □ gas □ other:												
Fireplace & Chimney			П													
Carport				П	\mathbf{A}		attacl	hed 🔲 r	ot a	tta	che	d				
Garage				V			✓ attacl	hed 🔲 r	not a	tta	che	d				
Garage Door Openers				∇			number	of units:	1			n	umber of remotes: 1			
Satellite Dish & Controls				□ □ □ owned □ leased from												
Security System				V			☐ owne	d 🔲 lea	sed	fro	om					
Solar Panels					\square		☐ owne	d 🔲 lea	sed	fro	om					
Water Heater					\square		electi	ic □ ga	s \square	ot	her:		number of units:			
Water Softener																
Other Leased Item(s)					\square		if yes, d	escribe:								_
(TXR-1406) 09-01-19		li	nitia	led	oy: I	Buye	r:		and S	Sell		01/	Pa AM CST p verified	ge 1	of	6

	1	C -					
Underground Lawn Sprinkler						4.40	
Septic / On-Site Sewer Facility	<u>41 10</u>	ttacn	Informa	tion F	About On-Site Sewer Facility (TXR-	140)/)
Was the Property built before 1978? ☐ yes ☐				uriki	iown 🗖 other		
(If yes, complete, sign, and attach TXR-1906)				-hase	ed naint hazards)		
D (T		Λ	-			mat	e)
Is there an overlay roof covering on the Propert	v (sh	ninale	s or roo	f cove	ering placed over existing shingles	or r	o)
covering)? yes no unknown	y (0.		0 01 100		orning placed ever exicting eriningles	O	00.
3 ,			o .:	4 (1			
Are you (Seller) aware of any of the items listed	ea in	this	Section	1 tha	at are not in working condition, that	it na	ave
defects, or are need of repair? ☐ yes ☐ no I	i yes	, aes	cribe (at	lacn	additional sheets if necessary)		
0 (1 0 1 (0 11)	• .		16			,	
Section 2. Are you (Seller) aware of any de			naltunct	ions	in any of the following? (Mark Y	'es	(Y)
if you are aware and No (N) if you are not aw	are.)					
Item Y N Item			Υ	N	Item	Υ	N
Basement $\square \square$ Floors							$ \overline{\mathbf{V}} $
Ceilings	/ Sla	h(s)					$ \overline{\mathbf{V}} $
Doors □ ☑ Interior Wal		(0)					\overline{V}
Driveways □ ☑ Lighting Fix:		<u> </u>		\square	11111111111		abla
Electrical Systems				$\overline{\mathbf{V}}$			
Exterior Walls	, στο.			\square			
			· /				
If the answer to any of the items in Section 2 is	yes,	expia	ain (attac	on ad	ditional sneets if necessary):		
	• 41						
Section 3. Are you (Seller) aware of any of	f the	follo	owing c	ondi	tions? (Mark Yes (Y) if you are	aw	are
Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.)	f the	follo	owing c	ondi	tions? (Mark Yes (Y) if you are	aw	are
	f the	follo	owing c		tions? (Mark Yes (Y) if you are		
and No (N) if you are not aware.)	_			ition	, , , ,		are
and No (N) if you are not aware.) Condition Aluminum Wiring	Υ	N	Cond Rador	ition n Gas	S		N
and No (N) if you are not aware.) Condition	Y	N	Cond	ition n Gas	S	Y	N ☑
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components	Y	N ☑ ☑	Cond Rador Settlin Soil M	ition n Gas ng loven	nent	Y	N ☑
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □	Y	N ☑ ☑	Cond Rador Settlin Soil M Subsu	ition n Gas ng loven urface	nent	Y	N 🗸
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property	Y	N	Cond Rador Settlin Soil M Subsu Under	ition n Gas ng loven irface	nent e Structure or Pits	Y	N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property Fault Lines	Y	N	Cond Rador Settlin Soil M Subsu Under Unpla	ition n Gas lg loven urface grou	nent e Structure or Pits nd Storage Tanks Easements	Y	N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs	Y	N	Condi Rador Settlin Soil M Subsu Under Unpla Unrec Urea-	ition Gas Ig Ioven Irface grou Itted E ordee forma	nent e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation	Y	N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill	Y		Condi Rador Settlin Soil M Subsu Under Unpla Unrec Urea-	ition Gas Ig Ioven Irface grou Itted E ordee forma	nent e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation	Y	N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs	Y		Cond Rador Settlin Soil M Subsu Under Unpla Unrec Urea-f Water Wetla	ition n Gas ng loven urface grou tted I ordee forma Dam nds c	nent e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation nage Not Due to a Flood Event on Property	Y	N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property	Y		Condi Rador Settlin Soil M Subsu Under Unpla Unrec Urea-i Water Wetla Wood	ition Gas Ig Ioven Irface Igrou Itted I Iorde Iorma Iorm	nent e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property	Y	N
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and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Other Structural Repairs Previous Use of Premises for Manufacture	Y		Conding Rador Settling Soil Manager Soil Man	ition Gas Ig Ioven Irface Igrou Itted If Iorde Ior	nent e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation nage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) eatment for termites or WDI ermite or WDI damage repaired ires WDI damage needing repair	Y	

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ and Seller: _____, ____ Page 3 of 6

pr	ovide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach al sheets as necessary):
	Even risk, a structi	
Ac	lminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional s necessary):
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) e not aware.)
<u>Y</u>	N Ø	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.
Ø		Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Saddle Ridge Community Assiciation Manager's name: Kourtnie Gipson Phone: 832) 593-7300 Fees or assessments are: per 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.
	Ø	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.
	\square	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.
lf t	he ans	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(T)	(R-1406	S) 09-01-19 Initialed by: Buyer: and Seller: Online of the second of the

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Prop 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: Homestead					
persons who regularly provide inspections and who are either licensed as inspectors or othen permitted by law to perform inspections? yes no f yes, attach copies and complete the following Inspection Date Type Name of Inspector No. of Page			•		
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Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead	Note: A buyer she				
Gettion 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Proprish with any insurance provider? yes ☑ no Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceed to make the repairs for which the claim was made? □ yes ☑ no If yes, explain: □ Section 14. Does the Property have working smoke detectors installed in accordance with the sm detector requirements of Chapter 766 of the Health and Safety Code?* □ unknown □ no ☑ yes. or unknown, explain. (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 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 per including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit material information.	Section 11. Chec	-	,		
Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Proposition and insurance provider? yes on no section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceed to make the repairs for which the claim was made? yes on If yes, explain: Section 14. Does the Property have working smoke detectors installed in accordance with the snd detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. or unknown, explain. (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 per including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit material information.	☐ Wildlife Man		· · · · · · · · · · · · · · · · · · ·	☐ Disabled Veteran	
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(TXR-1406) 09-01-19

Initialed by: Buyer:

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* (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 f	the Property:	
Electric:		phone #:	
Sewer:			
Water:			
Cable:			
Trash:			
Natural Gas:			
Phone Company:			
Propane:			
Internet:		phone #:	
(7) This Seller's Disclosure Notice was com this notice as true and correct and hav ENCOURAGED TO HAVE AN INSPECT The undersigned Buyer acknowledges receign	ve no reas OR OF YO	on to believe it to be false or inaccu	rate. YOU ARE
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

and Seller:

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