TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, 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 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.

																_
CONCERNING THE P	RC	PE	ER7	ГΥ	ΑΤ <u>1</u>	.876 (Cedar Circ	ele, Dayton	, TX 7	753	5					
AS OF THE DATE S	SIG UY	NE ER	D M	BY AY	SE WI	ELLE SH 1	R AND	IS NO	ГА	SU	BS1	ΊΤL	E CONDITION OF THE PF JTE FOR ANY INSPECTI RANTY OF ANY KIND BY	ONS	s c)R
,	0	CCL											how long since Seller has date) or \square never occ			
													No (N), or Unknown (U).) mine which items will & will no	t con	vey	<i>'</i> .
Item	Υ	N	U	1 [Iter	n			Y	N	U	П	Item	Υ	N	П
Cable TV Wiring	\square						Propane	Gas:					Pump: sump grinder		+	_
Carbon Monoxide Det.								(Captive		-			Rain Gutters	abla		
Ceiling Fans	\square						Property			_		_	Range/Stove	abla		
Cooktop		\square		1		Tuk							Roof/Attic Vents	\checkmark	_	
Dishwasher	\square			1			n Syster	n					Sauna			
Disposal	\square			1		row			abla			- (Smoke Detector	V		
Emergency Escape Ladder(s)		Ø			Ou	tdoo	r Grill			V			Smoke Detector – Hearing Impaired		\square	Г
Exhaust Fans	\square			1	Pat	io/D	ecking		abla			_	Spa		V	C
Fences	\square						ng Syste	m	abla			_	Trash Compactor		\square	C
Fire Detection Equip.			1	Pod		· J - J						TV Antenna		_		
French Drain			M		Pod	ol Ed	quipment					_	Washer/Dryer Hookup	$ \sqrt{} $		E
Gas Fixtures	\square			1				essories	abla				Window Screens	\checkmark		Г
Natural Gas Lines	\square				Po	ol He	eater			abla			Public Sewer System	\square		Г
Item				Y	N	U		Additio	onal l	Info	orm	atio	on			
Central A/C				V	_	_	☑ elec	tric 🔲 g					f units:1			
Evaporative Coolers				Е	_			r of units								
Wall/Window AC Units							numbe	r of units	:							
Attic Fan(s)							if yes, o	describe:								
Central Heat				V			elec	tric 🔽 g	as	nu	mbe	er of	f units:			
Other Heat								lescribe:								
Oven				V			numbe	r of oven	S : 1				electric ☑ gas □ other:			
Fireplace & Chimney				V			☑ woo	d 🔽 ga	s logs	s [<u>]</u> m	ock	other:			
Carport							□ attac	ched 🔲	not a	tta	che	k				
Garage				V			☑ attach	ched 🔲	not a	tta	che	<u></u>				
Garage Door Openers				V			numbe	r of units					mber of remotes:			
Satellite Dish & Contro	ls			V			☐ own	ed 🗹 le	ased	fro	m D	irec	t Tv			
Security System				V			own	ed 🔽 le	ased	fro	m v	iven	nt			
Solar Panels				□			own		<u>ased</u>							
Water Heater				V				tric 🔽 ga					number of units: 1			
Water Softener						1 -	own		ased	fro	m_					
Other Leased Item(s)						abla	if yes, o	describe:								
(TXR-1406) 09-01-19		lı	nitia	led	by: I	Buyeı	r:		and S	Selle	er: L	<i>GB</i> 03/04/		age 1	1 of	6

 Previous Fires

Tub/Spa*

Termite or WDI damage needing repair

Single Blockable Main Drain in Pool/Hot

 \checkmark

Previous Foundation Repairs

Previous Other Structural Repairs

Previous Roof Repairs

"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:



98 03/03/21 7:46 PM CST dotloop verified

Page 3 of 6

Concerning the Property at 1876 Cedar Circle, Dayton, TX 77535

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 sheets as necessary):
	Even risk, a structu	
Αc	dminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tration (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: Choice Association Management Manager's name: Jamie Burns Phone: 2813194263 Fees or assessments are: \$250.00 per year 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.
		Any condition on the Property which materially affects the health or safety of an individual.
	Ø	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.
7	Ø	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	\square	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
lf t	the ans	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): HOA dues
(T)	KR-1406	p) 09-01-19 Initialed by: Buyer: and Seller: 98 03/04/21 7.46 PM CST dottoop verified dottoop verified dottoop verified

persons who regularly provide inspections and who are either licensed as inspectors or othen permitted by law to perform inspections?	Section 9. Sell	er □ has ☑	has not attached a surve	of the Property.	
Inspection Date Type Name of Inspector No. of Page No. of Pag					
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property 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					
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		_			
Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead	Inspection Date	туре	Name of Inspector		No. of Pag
Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead					
Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead					
Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead					
Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead	Note: A buyer s				
Homestead Senior Citizen Disabled D		A buyer sho	ould obtain inspections from	inspectors chosen by the buy	er.
Gotter: Disabled Veteran Disabled Veteran Other: Disabled Veteran Unknown Other: Unknown					roperty:
Other:					
Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Propwith 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; (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.		inagement	M Agricultural		
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 proce to make the repairs for which the claim was made? 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 iff. (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.	Section 12. Hav	'e you (Seller)	ever filed a claim for dar	nage, other than flood dan	nage, to the Prop
example, an insurance claim or a settlement or award in a legal proceeding) and not used the procesto 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; (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.	with any insura	nce provider?	☑ yes □ no		
example, an insurance claim or a settlement or award in a legal proceeding) and not used the procesto 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; (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.	Section 13 Hay	e vou (Seller) ever received proceeds	for a claim for damage	to the Property
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; (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.					
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; (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.					
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.			tile Claiiii was iliaue: 🗀 y	CO 🖴 IIO II YCO, CXPIAIII.	
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.			the claim was made: by	es L ino II yes, explain	
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.			the claim was made: • • y	es E no il yes, explain	
*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. Shally Beamesderfer Shelly Beamesderfer **Goldoop verified** **Goldoop v					
*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. Selly Beamesderfer Skelly Beamesderfer Skelly Beamesderfer		es the Proper	ty have working smoke do	etectors installed in accord	ance with the sm
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. John Beamesderfer Golloop verified Golloop v	detector require	es the Proper	ty have working smoke do pter 766 of the Health and	etectors installed in accord	ance with the sm
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. John Beamesderfer Golloop verified Golloop v	detector require	es the Proper	ty have working smoke do pter 766 of the Health and	etectors installed in accord	ance with the sm
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. John Beamesderfer Skelly Beamesderfer Skelly Beamesderfer	detector require	es the Proper	ty have working smoke do pter 766 of the Health and	etectors installed in accord	ance with the sm
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. Shelly Beamesderfer Shelly Beamesderfer Shelly Beamesderfer Shelly Beamesderfer	detector require or unknown, exp	es the Proper ements of Cha lain. (Attach ac	ty have working smoke do pter 766 of the Health and dditional sheets if necessary	etectors installed in accord Safety Code?* □ unknown : or two-family dwellings to have wo	ance with the sm n □ no ☑ yes. I rking smoke detectors
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. Shelly Beamesderfer Shelly Beamesderfer Shelly Beamesderfer	*Chapter 766 of installed in acc	es the Proper ements of Cha lain. (Attach ac	ty have working smoke do pter 766 of the Health and dditional sheets if necessary Safety Code requires one-family requirements of the building code	etectors installed in accord Safety Code?* unknown : or two-family dwellings to have won the in effect in the area in which the	ance with the sm n □ no ☑ yes. I rking smoke detectors ne dwelling is located,
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. Shelly Beamesderfer Shelly Beamesderfer Shelly Beamesderfer	*Chapter 766 of installed in accincluding performance of the control of the contr	es the Proper ements of Chalain. (Attach ad fine Health and cordance with the mance, location, a	ty have working smoke depter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building country that is a source requirements. In	etectors installed in accord Safety Code?* unknown : or two-family dwellings to have won the in effect in the area in which the fyou do not know the building code	ance with the sm n □ no ☑ yes. I rking smoke detectors ne dwelling is located,
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. Gottoop verified 03/04/21 10:45 AM CST RMSG-ISIS-BLR6-HV7TI Shelly Beamesderfer Shelly Beamesderfer	*Chapter 766 of installed in accincluding perforing your area, you	es the Proper ements of Cha lain. (Attach ad of the Health and cordance with the mance, location, a u may check unkn	ty have working smoke do pter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building country own above or contact your local be	etectors installed in accord Safety Code?* unknown To two-family dwellings to have won the in effect in the area in which the fyou do not know the building code uilding official for more information.	ance with the sm n □ no ☑ yes. I rking smoke detectors he dwelling is located, requirements in effect
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. Gottoop verified 03/04/21 10:45 AM CST	*Chapter 766 of installed in accincluding perform in your area, you A buyer may refamily who will	es the Proper ements of Chalain. (Attach ad cordance with the mance, location, and may check unknown aguire a seller to in reside in the dw	ty have working smoke depter 766 of the Health and additional sheets if necessary Safety Code requires one-family requirements of the building country of the building country of the power source requirements. It own above or contact your local building is hearing-impaired; (2) the	etectors installed in accord Safety Code?* unknown To two-family dwellings to have won the in effect in the area in which the fyou do not know the building code fullding official for more information. Tring impaired if: (1) the buyer or a reposition of the seller written ever	ance with the sm n no very yes. I Trking smoke detectors we dwelling is located, requirements in effect member of the buyer's idence of the hearing
including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit material information. John Beamesderfer Galdoop verified O3/04/21 10:45 AM CST RMSG-ISIS-BLR6-HV7T RMSG-ISIS-BLR6-H	*Chapter 766 of installed in accincluding perform in your area, you A buyer may refamily who will impairment from	es the Proper ements of Chalain. (Attach ad cordance with the mance, location, a un may check unknown a sicensed physical contents of the dwon a licensed physical contents of the contents of	ty have working smoke depter 766 of the Health and additional sheets if necessary Safety Code requires one-family requirements of the building count power source requirements. It own above or contact your local building is hearing-impaired; (2) the bian; and (3) within 10 days after the	etectors installed in accord Safety Code?* unknown To two-family dwellings to have won Te in effect in the area in which the Tyou do not know the building code Fullding official for more information. Tring impaired if: (1) the buyer or a reach buyer gives the seller written eventee effective date, the buyer makes a	ance with the sm no ☑ yes. I rking smoke detectors he dwelling is located, requirements in effect member of the buyer's idence of the hearing written request for the
including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit material information. John Beamesderfer Galdoop verified O3/04/21 10:45 AM CST RMSG-ISIS-BLR6-HV7T RMSG-ISIS-BLR6-H	*Chapter 766 of installed in accincluding performing your area, you A buyer may refamily who will impairment from seller to installed.	es the Proper ements of Chalain. (Attach ad cordance with the mance, location, a un may check unknown a licensed physic smoke detectors in	ty have working smoke depter 766 of the Health and additional sheets if necessary Safety Code requires one-family requirements of the building count power source requirements. It own above or contact your local building is hearing-impaired; (2) the bian; and (3) within 10 days after the treatment of the hearing-impaired and specifical in the searing-impaired in the searing-impaired and specifical in the searing-impaired and specifical in the searing-impaired in the searing-impaired in the searing-impaired in the searing-impaired in the search in	etectors installed in accord Safety Code?* unknown To two-family dwellings to have won The in effect in the area in which the Tyou do not know the building code suilding official for more information. The buyer gives the seller written even The effective date, the buyer makes a Tifies the locations for installation.	ance with the sm n no very yes. Trking smoke detectors the dwelling is located, requirements in effect the member of the buyer's idence of the hearing written request for the
material information. John Beamesderfer Goldoop verified O3/04/21 10:45 AM CST RMSG-ISIS-BLR6-HV7T RMSG-ISIS-BLR6-HV7T CST RM	*Chapter 766 of installed in accincluding perform in your area, you A buyer may refamily who will impairment from seller to install who will bear the	es the Proper ements of Chalain. (Attach ad lain. (Attach ad lain.) If the Health and cordance with the mance, location, and may check unknown a licensed physical smoke detectors in the cost of installing	ty have working smoke depter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building count power source requirements. In own above or contact your local building is hearing-impaired; (2) the cian; and (3) within 10 days after the for the hearing-impaired and specific the smoke detectors and which but the smoke detectors and which the smoke detectors and which the smoke detectors are smoked.	etectors installed in accord Safety Code?* unknown or two-family dwellings to have work for in effect in the area in which the for you do not know the building code fullding official for more information. In impaired if: (1) the buyer or a real buyer gives the seller written event in the locations for installation. The stand of smoke detectors to install.	ance with the sm no ② yes. I rking smoke detectors be dwelling is located, requirements in effect member of the buyer's idence of the hearing written request for the The parties may agree
John Beamesderfer dottoop verified 03/04/21 10:45 AM CST RMSG-ISIS-BLR6-HV7T RMSG-ISIS-BLR6-HV7T CST RMSG-ISIS-BLR6-HV7T RMSG-ISIS-BLR6-HV7T CST RMSG-ISIS-BLR6-HV7T CST CST CST CST CST CST CST CST CST C	*Chapter 766 of installed in accincluding performin your area, you A buyer may refamily who will impairment from seller to install who will bear the Seller acknowled.	es the Proper ements of Cha lain. (Attach ad lain. (Attach ad lain.) (Attach ad licensed physics) (A	ty have working smoke depter 766 of the Health and ditional sheets if necessary Safety Code requires one-family requirements of the building cound power source requirements. In own above or contact your local building is hearing-impaired; (2) the scian; and (3) within 10 days after the for the hearing-impaired and spectific the smoke detectors and which building the	etectors installed in accord Safety Code?* unknown in two-family dwellings to have worked in effect in the area in which the fact in the building code wilding official for more information. The buyer gives the seller written expected by the seller written expected by the seller written in the seller writt	ance with the sm no very yes. I rking smoke detectors ne dwelling is located, requirements in effect member of the buyer's idence of the hearing written request for the The parties may agree
John Deumeoue yer CST RMSG-ISIS-BLR6-HV7T RMSG-ISIS-BLR6-HV7T	*Chapter 766 of installed in accincluding performing your area, you A buyer may refamily who will impairment from seller to install who will bear the Seller acknowled including the brown of the seller to including the brown of the seller to including the brown of the seller to including the brown of the seller acknowled including the brown of the seller to including the seller acknowled including the	es the Proper ements of Chalain. (Attach ad lain. (Attach ad lain.) (Attach ad lain.) (Attach and lain.) (Attach and lain.) (Attach and lain.) (Attach and lain.) (Attach a licensed physics and lain.)	ty have working smoke depter 766 of the Health and ditional sheets if necessary Safety Code requires one-family requirements of the building cound power source requirements. In own above or contact your local building is hearing-impaired; (2) the scian; and (3) within 10 days after the for the hearing-impaired and spectific the smoke detectors and which building the	etectors installed in accord Safety Code?* unknown in two-family dwellings to have worked in effect in the area in which the fact in the building code wilding official for more information. The buyer gives the seller written expected by the seller written expected by the seller written in the seller writt	ance with the sm n □ no ☑ yes. I rking smoke detectors be dwelling is located, requirements in effect member of the buyer's idence of the hearing written request for the The parties may agree
Signature of Seller Date Signature of Seller Date	*Chapter 766 of installed in accincluding performing your area, you A buyer may refamily who will impairment from seller to install who will bear the Seller acknowled including the bromaterial information.	es the Proper ements of Chalain. (Attach ad lain. (Attach ad lain.) (Attach ad lain.) (Attach and lain.) (Attach and lain.) (Attach and lain.) (Attach and lain.) (Attach a licensed physics and lain.)	ty have working smoke do pter 766 of the Health and ditional sheets if necessary Safety Code requires one-family requirements of the building cound power source requirements. It own above or contact your local building is hearing-impaired; (2) the sian; and (3) within 10 days after the for the hearing-impaired and spectate smoke detectors and which building in this notice are the structed or influenced Selle	etectors installed in accord Safety Code?* unknown or two-family dwellings to have wone in effect in the area in which the fact you do not know the building code wilding official for more information. The buyer gives the seller written ever effective date, the buyer makes a diffes the locations for installation. The and of smoke detectors to install. The provide inaccurate information or the provide inaccurate information.	ance with the sm no ves. I rking smoke detectors ne dwelling is located, requirements in effect member of the buyer's idence of the hearing written request for the The parties may agree ief and that no pers mation or to omit
	Chapter 766 of installed in accincluding performing your area, you A buyer may refamily who will impairment from seller to install who will bear the Seller acknowled including the brownaterial information.	es the Proper ements of Chalain. (Attach ad lain. (Attach ad lain. (Attach ad lain.) (Attach ad licensed physics and lain.) (Attach ad licensed physics and lain.) (Attach ad licensed physics are cost of installing lages that the stocker(s), has installing.)	ty have working smoke depter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building count power source requirements. In own above or contact your local building is hearing-impaired; (2) the for the hearing-impaired and specifian; and (3) within 10 days after the for the hearing-impaired and specifian; and (3) within 10 days after the smoke detectors and which building the smoke detect	etectors installed in accord Safety Code? unknown To two-family dwellings to have won To it it is either in the area in which the To you do not know the building code suilding official for more information. The buyer gives the seller written even The effective date, the buyer makes a The if it is installation. The The armonic is installation. The The armonic is installation. The The installation is installation is installation is installation. The The installation is installation is installation is installation. The The installation is installation is installation is installation is installation. The The installation is install	ance with the sm no version in
	Chapter 766 of installed in accincluding performing your area, you A buyer may refamily who will impairment from seller to install who will bear the Seller acknowled including the brownaterial information.	es the Proper ements of Chalain. (Attach ad lain. (Attach ad lain. (Attach ad lain.) (Attach ad licensed physics and lain.) (Attach ad licensed physics and lain.) (Attach ad licensed physics are cost of installing lages that the stocker(s), has installing.)	ty have working smoke depter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building count power source requirements. In own above or contact your local building is hearing-impaired; (2) the for the hearing-impaired and specifian; and (3) within 10 days after the for the hearing-impaired and specifian; and (3) within 10 days after the smoke detectors and which building the smoke detect	etectors installed in accord Safety Code? unknown To two-family dwellings to have won To it it is either in the area in which the To you do not know the building code suilding official for more information. The buyer gives the seller written even The effective date, the buyer makes a The if it is installation. The The armonic is installation. The The armonic is installation. The The installation is installation is installation is installation. The The installation is installation is installation is installation. The The installation is installation is installation is installation is installation. The The installation is install	ance with the small of the parties may agree mation or to omit
Printed Name: John Roamordorfor Printed Name: Shally Roamordorfor	*Chapter 766 of installed in accincluding performing your area, you will impairment from seller to install who will bear the Seller acknowled including the brownaterial information.	es the Proper ements of Charlain. (Attach ad lain. (Attach ad lain. (Attach ad lain. (Attach ad lain.) (Attach ad lain.) (Attach ad lain.) (Attach and lain.) (Attach ad licensed physics smoke detectors in the cost of installing lages that the stoker(s), has installing.)	ty have working smoke depter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building country of the power source requirements. It is nown above or contact your local building is hearing-impaired; (2) the field is hearing-impaired and specifien; and (3) within 10 days after the for the hearing-impaired and specifien the smoke detectors and which building the smoke detectors and the smok	etectors installed in accord Safety Code?* unknown is unknown in two-family dwellings to have worked in effect in the area in which the fact in the building code wilding official for more information. In the buyer gives the seller written explicitly and of smoke detectors to install. The provide inaccurate information of the best of Seller's belief to provide inaccurate information. The selling beamesderfer signature of Seller	ance with the sm n □ no ☑ yes. I Trking smoke detectors the dwelling is located, requirements in effect the member of the buyer's idence of the hearing written request for the The parties may agree tief and that no pers mation or to omit
Printed Name: John Beamesderfer Printed Name: Shelly Beamesderfer	*Chapter 766 of installed in accincluding performing your area, you A buyer may refamily who will impairment from seller to install who will bear the Seller acknowled including the brownaterial information. *Chapter 766 of installed in your area, you A buyer may refamily who will impairment from seller to install who will bear the your material information. *Seller acknowled including the brownaterial information.	es the Proper ements of Charlain. (Attach ad lain. (Attach ad lain. (Attach ad lain. (Attach ad lain.) (Attach ad lain.) (Attach ad lain.) (Attach and lain.) (Attach ad licensed physics smoke detectors in the cost of installing lages that the stoker(s), has installing.)	ty have working smoke depter 766 of the Health and diditional sheets if necessary Safety Code requires one-family requirements of the building country of the power source requirements. It is nown above or contact your local building is hearing-impaired; (2) the field is hearing-impaired and specifien; and (3) within 10 days after the for the hearing-impaired and specifien the smoke detectors and which building the smoke detectors and the smok	etectors installed in accord Safety Code?* unknown is unknown in two-family dwellings to have worked in effect in the area in which the fact in the building code wilding official for more information. In the buyer gives the seller written explicitly and of smoke detectors to install. The provide inaccurate information of the best of Seller's belief to provide inaccurate information. The selling beamesderfer signature of Seller	ance with the sm no ☑ yes. I rking smoke detectors be dwelling is located, requirements in effect member of the buyer's idence of the hearing written request for the The parties may agree ief and that no pers mation or to omit

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.

Electric:Entergy	phone #: <u>800-368-3749</u>	
Sewer:City of Dayton	phone #: <u>936-258-2642</u>	
Water:City of Dayton	phone #:936-258-2642	
Cable:Direct TV	phone #:800-288-2020	
Trash:Frontier	phone #:936-258-9035	
Natural Gas:Centerpoint	phone #:800-376-9663	
Phone Company:At&t	phone #:800-288-2020	
Propane:none	phone #:	
Internet:At&t	phone #:800-288-2020	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

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

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name: John Bren	nt Beamesderfer		Printed Name: Shelly Dynell Beamesderfer	
(TXR-1406) 09-01-19	Initialed by: Buyer:		and Seller: 03/04/21 03/03/21 10:45 AM CST odtloop verified dotloop verified dotloop verified	Page 6 of 6

ADDENDUM TO THE SELLER'S DISCLOSURE

For the Property at: 1876 Cedar Circle, Dayton, TX 77535

A.	1. Are you aware of any building materials used which have been or are the subject of class action litigation including cer types of stucco, synthetic stucco, siding and water pipes. No, If Yes please explain:	tain
В.	 3. Water Related Issues 1. Have you experienced any seepage or leaks including but not limited to prior plumbing leaks, A/C leaks or roof leaks? ✓ No, If Yes please explain: 	
	Date: Type: Explanation:	
~		
C.	1. Have you requested or submitted any insurance claims for the property? No, If Yes please explain: Date: Type: Explanation: 4/2019 Roof Damage from Hail Storm	
D.	1. Are you aware of any problems or changes regarding your current survey (ie: encroachments, easements, additions)? No, If Yes please explain:	
Е.	Square Footage: 1. Square footage is one, but not the only determination of value. There are several sources of square footage data include but not limited to blue prints, builder's plans, appraisal, and appraisal district. My square footage reference is: Blue Prints Builder's Plans Appraisal Appraisal District	ing,
rep	KELLER WILLIAMS REALTY and its agents do not warrant or guarantee any information or the accuracy of any inspections eports made in connection with the subject property given either verbally or in written form regarding the subject properurchasers are advised to have the property inspected by an inspector of their choice and to verify any and all representations.	
1	John Beamesderfer dottoop verified 03/04/21 10:45 AM CST CONO-VVIU-LSTY-YJLR Shelly Beamesderfer dottoop verified 03/03/21 7:46 PI LKNK-IU9G-0LJM Signature of Seller Date Signature of Seller I	M CST M-RXXI
_		
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Signature of Purchaser Date Signature of Purchaser F) ate

EQUAL HOUSING

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

08-18-2014

ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

.876 Cedar Circle, Dayton, TX 77535
(Street Address and City)
Dakwood HOA / 936-994-3597
(Name of Property Owners Association, (Association) and Phone Number)
A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.
(Check only one box):
1. Within days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
2. Within days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
■ 3.Buyer has received and approved the Subdivision Information before signing the contract. Buyer □ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
☑ 4.Buyer does not require delivery of the Subdivision Information.
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.
B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.
C FEES: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges associated with the transfer of the Property not to exceed \$150.00 and Seller shall pay any excess.
D. DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association.
E. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), ☑ Buyer ☑ Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.
NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.
dotloop verified 03/04/21 10:45 AM GST GST EESZ-EFK2-9YIN-MSII
Buyer Seller
Shelly Beamesderfer dottoop verified 03/03/21 7:55 PM CST ULAM-0G2X-PGQF-FTPT
Buyer Seller
The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.