

## **SELLER'S DISCLOSURE NOTICE**

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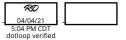
Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure

Notice to a buyer on or before exceed the minimum disclo								npli	es	with	aı	nd contains additional disclosures	whi	ch	
CONCERNING THE PR	ROF	PEF	<b>₹Τ</b> \	/ A	148	315 N	Jorth Eldridge Parkwa	y, H	ous	ston,	T	X 77070			_
AS OF THE DATE SI	GN JYE	IEC R I	) E MA	Y Y	SEL /ISF	LEF	R AND IS NOT A DOBTAIN. IT IS N	SI	JB	STI	Γι	E CONDITION OF THE PROF UTE FOR ANY INSPECTION RRANTY OF ANY KIND BY SE	S	OF	?
the Property? $\square$ Property							(ap	pro	xin	nate	,	h, how long since Seller has occupied			
												No (N), or Unknown (U).) rmine which items will & will not co.	nve	y.	
Item	Υ	Ν	U		lten	1		Υ		U		Item	Υ	N	
Cable TV Wiring	$\mathbf{V}$				Liqu	id F	Propane Gas:		V			Pump: ☐ sump ☐ grinder		S	
Carbon Monoxide Det.	$\mathbf{V}$				-LP	Cor	nmunity (Captive)		V			Rain Gutters	$\checkmark$		
Ceiling Fans	$\mathbf{V}$				-LP	on	Property		$\mathbf{V}$			Range/Stove	$\checkmark$		
Cooktop	$\mathbf{V}$				Hot Tub				$\mathbf{V}$			Roof/Attic Vents			
Dishwasher	$\mathbf{V}$				Inte	rcor	n System		$\mathbf{V}$			Sauna		$\boldsymbol{A}$	
Disposal	$\mathbf{V}$				Microwave							Smoke Detector	$\mathbf{V}$		
Emergency Escape Ladder(s)		$\mathbf{N}$			Outdoor Grill				V			Smoke Detector – Hearing Impaired		$\square$	
Exhaust Fans					Patio/Decking							Spa		S	
Fences					Plumbing System							Trash Compactor		$\mathbf{V}$	
Fire Detection Equip.		$\mathbf{V}$			Poo				V			TV Antenna		$\mathbf{A}$	
French Drain		$\mathbf{V}$			Poo	I Ec	juipment		$\mathbf{V}$			Washer/Dryer Hookup	$\mathbf{V}$		
Gas Fixtures	$\mathbf{V}$				Pool Maint. Accessories				$\leq$			Window Screens	$\mathbf{V}$		
Natural Gas Lines	$\square$				Poo	ΙHε	eater		V			Public Sewer System	$\checkmark$		
Item				Υ	N	U	Addition	al I	nfo	orm	at	tion			
Central A/C				abla			☑ electric ☐ gas					of units:2			
Evaporative Coolers						$\nabla$									
Wall/Window AC Units				☑		-									
Attic Fan(s)															
Central Heat				$\square$											
Other Heat				$\square$											
Oven			abla												
Fireplace & Chimney			$\square$												
Carport					□ ☑ □ ☑ attached □ not attached										
Garage				$\mathbf{V}$	<del>'                                     </del>										
Garage Door Openers				$\square$	number of remotes: 2										
Satellite Dish & Controls				abla			☐ owned ☐ leas	ed	fro	m					
Security System					abla		□ owned □ leas	ed	fro	m					
Solar Panels							□ owned □ leas	ed	fro	m					
Water Heater			$\square$			☐ electric ☐ gas		oth	ner:		number of units:				
Water Softener				$\square$		□ owned □ leas									
Other Leased Item(s)				abla		if yes, describe:									
(TXR-1406) 09-01-19		Ini	tiale	d by	: Bu	yer:	and	l Se	ller	5:04	PN	Page	1 o	f 6	

**Previous Other Structural Repairs** Single Blockable Main Drain in Pool/Hot  $\checkmark$ Tub/Spa\*  $\checkmark$ Previous Use of Premises for Manufacture of Methamphetamine  $\checkmark$ 

(TXR-1406) 09-01-19

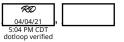
Initialed by: Buyer: and Seller:



Page 2 of 6

(TXR-1406) 09-01-19

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Page 3 of 6

<sup>&</sup>quot;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.

<sup>&</sup>quot;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.

prov	/ide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach I sheets as necessary):								
E a	Even and lo	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, we risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).								
Adm	ninis	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 sheets sary):								
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)								
<u>Y N</u>	<u>7</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.								
	]	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: Chaparral Management Company,  Manager's name:  Phone: (281) 537-0957  Fees or assessments are: \$650 per year 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.								
	<b>2</b>	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:								
	7	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.								
	<b>2</b>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)								
	2	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.								
	7	Any condition on the Property which materially affects the health or safety of an individual.								
	<b>2</b>	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).								
	2	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.								
	Z	The Property is located in a propane gas system service area owned by a propane distribution system retailer.								
□ ⊾ If the		Any portion of the Property that is located in a groundwater conservation district or a subsidence district. wer 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: Rough and Seller: Roug								

Champions Real Estate Group 6117 Richmond Ave #120 Houston, TX 770572815413075

Initialed by: Buyer

(TXR-1406) 09-01-19

Alexia Edwards

Page 5 of 6

and Seller:

- (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 <a href="https://publicsite.dps.texas.gov/SexOffenderRegistry">https://publicsite.dps.texas.gov/SexOffenderRegistry</a>. 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	e service to th	e Property:				
Electric:Reliant Energy		phone #: <sub>713-207-2222</sub>				
Sewer: <sub>MUD 18</sub>		phone #: <sub>281-374-8989</sub>				
Water: <sub>MUD 18</sub>		phone #: <sub>281-374-8989</sub>				
Cable: AT&T		phone #:800-024-1743				
Trash:Republic Waste		phone #: <sub>281-446-2030</sub>				
Natural Gas: Centerpoint Energy		phone #: <sub>713-659-2111</sub>				
Phone Company:		phone #:				
Propane:		phone #:				
Internet: <sub>AT&amp;T</sub>	phone #: <sub>800-024-1743</sub>					
	ave no reasor	ller as of the date signed. The brokers han to believe it to be false or inaccurate. IR CHOICE INSPECT THE PROPERTY.				
The undersigned Buyer acknowledges rece	ipt of the fore	going notice.				
Signature of Buyer	Date	Signature of Buyer	Date			
Printed Name:		Printed Name:				

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: \_\_\_\_

