

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.

3909 Ashwood Drive

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Seller ✓ is is not o	ccup	ying	the Pr			unoccupied (by Sellemate date) or nev					nce Seller has occupied the F e Property	rop	erty	?		
Section 1. The Proper				is ma	arke	d below: (Mark Yes	(Y)	No	(N),	01		,				
ltem	Y		U	Ite			Υ	N	U	 	Item	· Y	N	u		
Cable TV Wiring	+ •	1	H	-		Propane Gas:	•	V	_	ĺ	Pump: sump grinder	H	~	Ť		
Carbon Monoxide Det.	 					ommunity (Captive)		V			Rain Gutters		<u>Y</u>	H		
Ceiling Fans	V					Property		V			Range/Stove	M		_		
Cooktop	-	V			t Tu					l	Roof/Attic Vents			\vdash		
Dishwasher	V	V				om System		Y			Sauna	+*	Y	_		
Disposal							<u> </u>	Y			Smoke Detector	V	Y	\vdash		
Emergency Escape _adder(s)	Y	V		—	Microwave Outdoor Grill			V			Smoke Detector - Hearing Impaired	V	✓			
Exhaust Fans	V			Pa	tio/Γ	Decking	V				Spa	\vdash	<u> </u>			
Fences	V	 			Patio/Decking Plumbing System		<u> </u>				Trash Compactor		V	_		
Fire Detection Equip.	Y	~		Po		g cyclo	Υ	1			TV Antenna	•	V	Г		
French Drain	İ	V				quipment		7			Washer/Dryer Hookup	V	~	Г		
Gas Fixtures	~	Y_		_		laint. Accessories	-				Window Screens		✓	Г		
Natural Gas Lines	V				ool Heater						Public Sewer System	V	.W.			
ltem			TY	N	U	T			તતાં	<u></u>	ad Information					
Central A/C				11/1	U	Additional Information										
Evaporative Coolers			<u> </u>	V		number of units:	electric gas number of units:									
Wall/Window AC Units			_	+												
Attic Fan(s)				Y		number of units:										
Central Heat			- V	 Y		if yes, describe:electric ✓ gas number of units:										
Other Heat			- Y	1		if yes, describe:	iiui	INCI	01 0	1111	J					
Oven			 	1		number of ovens: electric gas other:										
Fireplace & Chimney			Y	+		✓ wood ✓ gas log		mo	ck		other:					
Carport			Y		ļ			chec						-		
			 	~				chec						_		
Garage Door Openers			Y	+		number of units:	1	01100	4		number of remotes: 2			_		
				1.	<u> </u>	owned lease	d fro	m.		_	number of remotes.		_	_		
Satellite Dish & Controls			V		owned lease											
Security System				owned lease												
Solar Panels Water Heater				Y		electric 🗸 gas		her:			number of units:					
				+						L	reat */whole hose					
Water Softener Other Leased Items(s)					owned lease) II	лн. у	700	Ľ	4 54オイン/NNOW かんごが	<u> </u>	11 9	ىم			

3909 Ashwood Drive

Underground Lawn Sprinkler Septic / On-Site Sewer Facility Video supply provided by: Video will will will occope unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property built before 1978? Yes Vino unknown other: Was the Property besignation Property If the answer to any of the items is listed in this Section 1 that are not in working condition, that have defects, or are need of repair? Yes on If yes, describe (attach additional sheets if necessary): Ignit that have defects, or are need of repair? Yes On If yes, describe (attach additional sheets if necessary): Ignit that have defects, or are need of repair? Yes Vi If you are aware and No (N) If you are not aware.) Rem Y N Basement Y N Basement Y N Basement Y N Floors Y N Basement Y N Floors Y N Basement Y N Floors Y N Bicidewalks Y	Concerning the Property at								Pear					
Septic / On-Site Sewer Facility		r		1,	T	1/2	auto	matic				overed from side t) ACK	
Water supply provided by: city well MUD co-op unknown other: Was the Property built before 19787 yes no unknown				Y										
Item	Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type: Shingle Is there an overlay roof covering)?yes no are need of repair?yes	cit e 19 and a over unkr	oring on own of the orif version of the original	h T	yes XXR-190 the Po	UD	_ cc _ ur nce ty (s	o-op _ nknov rning Age: shing	unknown lead-based les or roof tion 1 that a	pain cov	ot in	ards). placed over existing shingle working condition_that have d	oxima s or efects	s, or
Floors V Foundation / Slab(s) V Interior Walls V Interior Walls Interio	aware and No (N) if you are	e no			·.)		or	malf	unctions in				f you	
Foundation / Slab(s) Y Interior Walls Y Lighting Fixtures Y Electrical Systems Y Roof Y		Y	+							Y	-		┤ Ÿ	
Interior Walls		<u> </u>	~								_		—	
Driveways V Electrical Systems V Roof V Roof V Water Damage Not Due to a Flood Event Water Or Toxic Waste Marker Or Toxic Waste		Ŀ	Y				_	Slab(<u>s)</u>	<u> </u>	_			
Electrical Systems V Plumbing Systems V Roof V Nof V		ļ	1							4	_			
Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components V Diseased Trees: oak wilt Fault Lines Fault Lines V Hazardous or Toxic Waste Improper Drainage V Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Goff Repairs Previous Other Structural Repairs V Intermite or WDI damage needing repair Famile or WDI damage needing repair V Improper Orainage V Previous Fires Termite or WDI damage needing repair V Improper Orainage V Previous Fires Termite or WDI damage needing repair V Improper Drainage V Previous Fires Termite or WDI damage needing repair V Improper Drainage Improvement or termites or WDI damage needing repair V Improvements onto make the intermite or WDI damage needing repair V Previous Fires Termite or WDI damage needing repair V Improvements onto make the intermite or WDI damage needing repair V Improvements onto the Property V Previous Fires Termite or WDI damage needing repair V Improvements onto WDI damage needing repair			V							ļ	+	Other Structural Components	<u>; </u>	↓火
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✓ Tub/Spa*								~						1
Тавлера	Previous Other Structural Repairs								1 -		able f	Main Drain in Pool/Hot		10
	Provious Llea of Promises fo	r NA	anufe	a C f ı	Iro		•	\vdash	Tub/Spa	1^				V

(TXR-1406) 09-01-19

of Methamphetamine

Initialed by: Buyer: _

Page 2 of 6

3909 Ashwood Drive Pearland, TX Concerning the Property at If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \mathcal{L} ment A *A single blockable main drain may cause a suction entrapment hazard for an individual. Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? __yes __no If yes, explain (attach additional sheets if necessary): Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.) Present flood insurance coverage (if yes, attach TXR 1414). _ _ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of _ * water from a reservoir. Previous flooding due to a natural flood event (if yes, attach TXR 1414). _ _ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach _ _ TXR 1414). Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, _ _ AH, VE, or AR) (if yes, attach TXR 1414). ⊻ _ Located \(\sqrt{\text{wholly}} \) wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). Located wholly partly in a floodway (if yes, attach TXR 1414). _ 🗸 _ _ Located __ wholly __ partly in a flood pool. **√** Located wholly partly in a reservoir. If the answer to any of the above is yes, explain (attach additional sheets as necessary): Per flood map our flood zone description is Zone X.

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406)	09-01-19
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Initialed by: Buyer: _____, ____ and Seller: 5D . MD

3909 Ashwood Drive Pearland, TX

Concerning	the Property at		Pearland, TX		
provider, i	ncluding the Na	eller) ever filed a claim ational Flood Insurance Pro	gram (NFIP)?*yes _	∠no If yes, explain (atta	
Even w	hen not required, d low risk flood a	zones with mortgages from fedo the Federal Emergency Manago zones to purchase flood insura	ement Agency (FEMA) encou	urages homeowners in high	risk, moderate
Administra	ation (SBA) for	Seller) ever received a flood damage to the Prope	erty?yes ∡no If yes		
Section 8. not aware.		r) aware of any of the follo	wing? (Mark Yes (Y) if ye	ou are aware. Mark No (N) if you are
<u>Y</u> N		s, structural modifications, or omits, or not in compliance with			permits, with
v	Name of as Manager's Fees or ass Any unpaid If the Prope	associations or maintenance for sociation: Nestwood name: Starey Paulis sessments are: \$20 fees or assessment for the Perty is in more than one association to this notice.	Property? yes (\$	Phone: 281 4 and are: mandatory no	81-80 voluntary
_ 🗸	with others. If y	rea (facilities such as pools, to es, complete the following: al user fees for common facilit	•	,	
	Any notices of v	violations of deed restrictions	or governmental ordinance	es affecting the condition o	or use of the
_ 🗹	•	other legal proceedings direct	•	e Property. (Includes, but	is not limited
	•	ne Property except for those do	leaths caused by: natural c	auses, suicide, or accider	it unrelated
_ Y	Any condition o	n the Property which material	lly affects the health or safe	ety of an individual.	
_ 🗸	hazards such a If yes, attac	reatments, other than routine s asbestos, radon, lead-base th any certificates or other do n (for example, certificate of m	d paint, urea-formaldehyde cumentation identifying the	e, or mold. extent of the	vironmental
_ 🗸	•	arvesting system located on to an auxiliary water source.	the Property that is larger t	han 500 gallons and that u	uses a public
	The Property is retailer.	s located in a propane gas	system service area owr	ned by a propane distrib	ution system
	Any portion of t	he Property that is located in	a groundwater conservatio	n district or a subsidence	district.
If the answe	er to any of the it	ems in Section 8 is yes, expla	ain (attach additional sheet	s if necessary):	
(TXR-1406)	09-01-19	Initialed by: Buyer:	, and Seller: 5D	, mb	Page 4 of 6

	perty at		Pearland, TX	
Section 9. Seller	✓ has _ has	s not attached a survey of the P	Property.	
persons who re	gularly provid	years, have you (Seller) in the inspections and who are ections?yes \(\sqrt{n} \) no If yes,	e either licensed as insp	ectors or otherwis
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buyer		on the above-cited reports as a r hould obtain inspections from ins		n of the Property.
Section 11. Check	any tax exemp	otion(s) which you (Seller) curr	ently claim for the Property:	
✓ Homestead		Senior Citizen Agricultural	Disabled	
what	agement	Agricultural	Disabled Veter Unknown	ran
		or award in a legal proceeding)		make the repairs f
				make the repairs f
which the claim wa	as made? ye	or award in a legal proceeding) es vno If yes, explain: ave working smoke detectors	installed in accordance with	o make the repairs f
which the claim wa	as made? ye	or award in a legal proceeding) es no If yes, explain:	installed in accordance with	n the smoke detector
Section 14. Does requirements of C (Attach additional state of the control of the	the Property h hapter 766 of t heets if necessa of the Health and cordance with the	or award in a legal proceeding) es vno If yes, explain: ave working smoke detectors	installed in accordance with unknown no yes. If necestate. wo-family dwellings to have working affect in the area in which the contyou do not know the building contyours.	n the smoke detectors or unknown, explain g smoke detectors levelling is located, the requirements in
Chapter 766 cinstalled in accincluding performents of A buyer may refamily who will impairment from the seller to in	the Property he hapter 766 of the Health and cordance with the ormance, location, area, you may check equire a seller to in the dwww a licensed physistall smoke detection.	ave working smoke detectors he Health and Safety Code? Safety Code requires one-family or to requirements of the building code is and power source requirements. If	installed in accordance with unknown no yes. If n wo-family dwellings to have working a feet in the area in which the case building official for more information gimpaired if: (1) the buyer or a meruyer gives the seller written evides a ecifies the locations for installation	n the smoke detectors or unknown, explain is located, the requirements in the tion. The buyer's note of the buyer's note of the hearing written request for in. The parties may
*Chapter 766 of installed in accomplete in your and A buyer may refamily who will impairment from the seller to in agree who will Seller acknowledge	the Property h hapter 766 of t heets if necessa of the Health and cordance with the ormance, location, irea, you may chec equire a seller to in I reside in the dw m a licensed phys stall smoke detect bear the cost of in es that the states	ave working smoke detectors the Health and Safety Code? Safety Code requires one-family or to requirements of the building code is and power source requirements. If the king is the aring-impaired and specificant, and (3) within 10 days after the stors for the hearing-impaired and specific to the hearing-i	installed in accordance with unknown no yes. If nearly unknown no yes. If nearly dwellings to have working the effect in the area in which the control of the effect in the area in which the control of the effect in the area in which the control of the effect in the area in which the effect in the area in which the effect in the seller written evidence are the effect in the locations for installation of the brand of smoke detectors to installation the best of Seller's belief and the	n the smoke detectors of or unknown, explain g smoke detectors dwelling is located, de requirements in tion. The parties may written request for the parties may all. at no person, includir
Chapter 766 cinstalled in accincluding performents of A buyer may refamily who will impairment from the seller to in agree who will Seller acknowledge the broker s), has in	the Property h hapter 766 of t heets if necessa of the Health and cordance with the ormance, location, irea, you may chec equire a seller to in I reside in the dw m a licensed phys stall smoke detect bear the cost of in es that the states	ave working smoke detectors he Health and Safety Code? Safety Code requires one-family or to requirements of the building code is and power source requirements. If the kind of the content of the hearing is hearing-impaired; (2) the building is hearing-impaired; (2) the building is hearing-impaired; (2) the building is hearing-impaired and spistalling the smoke detectors and which the store for the hearing-impaired and spistalling the smoke detectors and which the smoke detectors are the smoke detectors.	installed in accordance with unknown no yes. If no wo-family dwellings to have working in effect in the area in which the cord building official for more information and in the seller written evided a effective date, the buyer makes a ecifies the locations for installation of brand of smoke detectors to installation of the best of Seller's belief and the information or to omit any mathematical sellections.	g smoke detectors lwelling is located, de requirements in tion. mber of the buyer's nce of the hearing written request for n. The parties may all. at no person, includir
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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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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 the Property:

Electric: TXU	phone #:	800	242-9113
Sewer: City of Pearland	phone #:	281	652-1603
Water: City of Pearland			652-1603
Cable:	phone #:		
Trash: City of Pearland	phone #:	185	652-1603
Natural Gas: Centerpoint	phone #:	713	659-211
Phone Company:	phone #:		
Propane:	phone #:		
Internet: ATET	phone #:	800	331-0500
This Seller's Disclosure Notice was completed by Seller as of the date	signed. The	e brokers	have relied on this notice

(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.

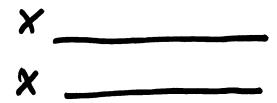
The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	and Seller: SD MD	Page 6 of 6

Attachment A-Section 3 3909 Ashwood Drive Pearland, TX 77584

-During the freeze of 2021, a pipe burst in the attic, impacting the kitchen ceiling, the kitchen hallway ceiling, and the exterior wall of the master bath. The pipe was replaced, the kitchen and kitchen hallway ceiling replaced and the sheetrock of the master bath exterior wall, midpoint down, from the vanity area to the far end of the extended shower, except for under the bathroom window, was also replaced. Since the old vanity and tub were removed, a new vanity, and a new, oversized, glass shower was installed. A new tile floor was also installed and the room painted.

-In 2020, Carpenter Ants were found in the two columns at front entrance of house. The columns were replaced and the area treated. There was no further evidence of ant activity.



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date:	GF No	
Name of Affiant(s): Stephen Dudash, Maria Dudash		
Address of Affiant: 3909 Ashwood Drive, Pearland, T	'X 77584-9246	· · · · · · · · · · · · · · · · · · ·
Description of Property: Westwood Village Sec 1 (A05 County		
"Title Company" as used herein is the Title Insurant the statements contained herein.	nce Company whose policy of title insura	ance is issued in reliance upon
Before me, the undersigned notary for the State of Affiant(s) who after by me being sworn, stated:	Texas	, personally appeared
1. We are the owners of the Property. (Or as lease, management, neighbor, etc. For example,		
We are familiar with the property and the impro	ovements located on the Property.	
3. We are closing a transaction requiring tith area and boundary coverage in the title insurance processes to the coverage understand that the owner of the property, if the area and boundary coverage in the Owner's Policy of Tit	oolicy(ies) to be issued in this transaction of the title insurance as Title Compan current transaction is a sale, may reques	n. We understand that the Title by may deem appropriate. We st a similar amendment to the
 4. To the best of our actual knowledge and belief, s a. construction projects such as new structupermanent improvements or fixtures; b. changes in the location of boundary fences or b c. construction projects on immediately adjoining d. conveyances, replattings, easement grants affecting the Property. 	oundary walls; property(ies) which encroach on the Property	es, swimming pools or other
EXCEPT for the following (If None, Insert "None" Belo	w:) None	
5. We understand that Title Company is rel provide the area and boundary coverage and upon Affidavit is not made for the benefit of any other the location of improvements.	the evidence of the existing real property	y survey of the Property. This
6. We understand that we have no liability to in this Affidavit be incorrect other than information the Title Company		
Maria Qudash	X	
SWORN AND SUBSCRIBED this 25 th day of		, 2021
	MONICA A. MELCHOR Notary Public, State of Texas Comm. Expires 10-30-2021	Page 1 of 1
(TXR-1907) 02-01-2010 Erin Rothchild Realty Group, 24275 Katy Fwy #400-77 Katy TX 77494	Notary ID 128285425	Page 1 of 1 Fax: Steve Maria
	zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1	