

# ZILLOW OFFERS SELLER PROPERTY DISCLOSURE

Thank you for showing a Zillow Offers Home.

Having never occupied the home, Zillow has drafted a Terms and Conditions addendum. Included in the addendum is an explanation of why the Zillow Seller's Property Disclosure Statement is used in this transaction.

Part of Zillow's acquisition process involves the owner filling out the Zillow Seller's Property Disclosure Statement. The statement includes a renovation summary and any other material information about the house that was discovered (i.e. not disclosed by the prior owner). The Zillow custom seller disclosure statement incorporates the same concepts set forth in the Texas Seller Disclosure Notice and is more comprehensive as Zillow wants to share as much information as possible with the buyer.

Per the Texas Terms and Conditions Addendum:

**8. Seller's Property Disclosure Statement.** Seller has never occupied the Property. To the fullest extent permitted by law, Buyer waives any right to receive a completed Texas Seller's Disclosure Notice. Buyer will instead accept Seller's standard form disclosure document and hereby acknowledges that the information contained in that disclosure document constitutes all material information pertaining to the Property. Buyer will have adequate opportunity to conduct independent investigations of the Property and will acquire the Property solely on the basis of and in reliance upon Buyer's own examinations and not on any information provided by Seller. Since Seller has never occupied the Property, Seller will provide the insurance claim history, if any, that Seller received from the preceding owner of the Property.

To write an offer on this home, please make sure to view the Transaction Documents in MLS for instructions as well as the documents listed below.

- 1. Affiliated Business Arrangement Disclosure**
- 2. Texas Terms & Conditions Addendum**
- 3. Zillow Property Disclosure Statement**

Please direct any questions to the agent of contact listed in MLS.

Thank you!