TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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 PR	30	PE	RT	YA	Τ	30	22 W. Park	at	F	an	vdale		
AS OF THE DATE S	IGN Jye	VEI ER	D I	BY AY I	SEL NIS	LEI H T	R AND IS NOT A O OBTAIN. IT IS N	S	UB	STI	HE CONDITION OF THE PRO TUTE FOR ANY INSPECTIO RRANTY OF ANY KIND BY S	NS	OR
Seller is is not the Property?	oc	cu	pyi	ng t	he F	Prop	perty. If unoccupied	b pro	y S oxin	elle nate	r), how long since Seller has or date) or lanever occup	ccup ied	oied the
Section 1. The Proper This notice does not est	rty abl	ha: ish	s the	he i	tem ns to	s m	arked below: (Mai conveyed. The contr	rk `act	Yes will	(Y) dete	, No (N), or Unknown (U).)	onve	ey.
Item	Y	N	L	ī	Iter	n		Y	N	U	Item	Y	N
Cable TV Wiring	Ø				Liqu	uid I	Propane Gas:				Pump: ☐ sump ☐ grinder		Z
Carbon Monoxide Det.	Ø						mmunity (Captive)		Ø		Rain Gutters		
Ceiling Fans	Ø						Property		d		Range/Stove		
Cooktop	Ø				Hot				Ø		Roof/Attic Vents		
Dishwasher	Ø			il t			m System				Sauna		
Disposal	Ø						ave	Ø			Smoke Detector		
Emergency Escape Ladder(s)		Z			Out	doo	r Grill		Ø		Smoke Detector – Hearing Impaired		Ø
Exhaust Fans	Ø				Pat	io/D	ecking	Ø			Spa		Ø
Fences	Ø						ng System	Z			Trash Compactor		
Fire Detection Equip.	Ø				Pod				Ø		TV Antenna		
French Drain		0			Pod	I E	quipment		Ø		Washer/Dryer Hookup		
Gas Fixtures	Z						aint. Accessories		Ø		Window Screens	Z	
Natural Gas Lines	Q'				Pod	I He	eater		Ø		Public Sewer System	Ø	
Item	_			Y	N	U	Addition	al l	nfc	rms	ation		
Central A/C				0	-						r of units: 3		
Evaporative Coolers					_		number of units:		1101		or armo.		_
Wall/Window AC Units					_		number of units:						
Attic Fan(s)						-	if yes, describe:						-
Central Heat				Ø			☑ electric ☑ gas		nur	nbe	r of units: 2gas, lelectric		-
Other Heat					_		if yes describe:				2903, (0202)	-	
Oven				Z			number of ovens:		_	100	☐ electric ☐ gas ☐ other:		
Fireplace & Chimney				Ø	-		□ wood □ gas l	oas	зΓ	1 mc			_
Carport							☐ attached ☐ no						-
Garage						-	☑ attached ☐ no						
Garage Door Openers							number of units:				number of remotes: 2		
Satellite Dish & Contro					0		□ owned □ leas	ed	fror				3/1
Security System				12	_		Ø owned □ leas	_	_				
Solar Panels							□ owned □ leas						
Water Heater				Ø			☐ electric 🗷 gas				number of units:		
Water Softener							☐ owned ☐ leas						
Other Leased Item(s)							if yes, describe:						
(TXR-1406) 09-01-19		Ini	tial	ed by				Se	ller	T	A Pan	e 1 o	f 6

Underground Lawn Sp Septic / On-Site Sewe											
Septic / On-Site Sewe	prinkle	or		auto	matia	Птог		ما			
ocplic / Oil-oile Sewe				auto	mauc	mar	1Ua	aı	areas covered:		
Water supply provided	by: D	A cit		es, a	allach	i iniorma	ILIC	on A	bout On-Site Sewer Facility (TXF	₹-14	.07)
Was the Property built	hefore	19	782 Dives 17	מטו		o-op 🗀	un	ikno	wn 🗆 otner:		
(If yes, complete, si	ian ar	nd a	tach TXR-1906	con	cerni	na lead-l	ha	hood	point hazarda)		
Roof Type: Shingu	asol	Nu l	taon 17(14-1500	COI	Age:	18	va	iseu		imat	۵۱
Is there an overlay roof	f cove	rina	on the Property	(sh	inale	s or roof	CC	overi	(approxi ng placed over existing shingles	orr	e)
covering)? ☐ yes ☑	no [un	known	(011	ii igio	0 01 1001		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	rig placed over existing simigles	01 1	001
						o				200	
defects or are need of	ropoi	iy o	the items liste	a in	this :	Section '	1 1	tnat	are not in working condition, the	at ha	ave
									Iditional sheets if necessary):		
and blower after repair.	20, 2nd	& 310	floor AC units are	origir	iai and	working r	ION	wever	parts replaced: coils, and compressors	,	
and blower after repair.							_				
						-	-				
Section 2. Are you (Seller) aw	are of any defe	ects	or m	alfuncti	or	ns in	any of the following? (Mark)	Yes	(Y)
if you are aware and N	No (N) if y	ou are not awa	are.)							
Item	Υ	N	Item		-	Y	N	4	Item	IV	I NI
Basement	<u> </u>		Floors			10		7	Sidewalks	Y	
Ceilings	10		Foundation	101	ah(e)		_	7	Walls / Fences	님	N.
Doors	15	Z	Interior Wal		au(s)		-	3	Windows		
Driveways	급	N	Lighting Fix				_				
Electrical Systems	-	8	Plumbing S				2		Other Structural Components	_	
	_			ysie	1115			-		-무	
Exterior Walls			Root				1	7			111
If the answer to any of t	ne v	79 1/0	d to orpen		•		n a		ional sheets if necessary):		
If the answer to any of to the control of the contr	the ite	ms 19vc	n Section 2 is y		•	in (attach	n a	addit	ional sheets if necessary):		
Section 3. Are you (S	the ite	ms 19vc	n Section 2 is y	e fo	llowi	in (attach	n a	ions		ire a	nd
Section 3. Are you (SNo (N) if you are not a	the ite	ms 19vc	n Section 2 is y	ne fo	ollowi	in (attach	n a	ions		re a	nd
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Section 3. Are you (S No (N) if you are not a Condition Aluminum Wiring Asbestos Components	Seller) aw	n Section 2 is y	Y	N D	ing cond Condi Rador Settlin	liti	ions on Gas	? (Mark Yes (Y) if you are awa	Y	nd N
Section 3. Are you (S No (N) if you are not a Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oa	Seller ware) aw	n Section 2 is y	Y 🖂	N D D	ing cond Condi Rador Settlin Soil M	liticin Cong	ions on Gas	? (Mark Yes (Y) if you are awa	Y 🗆	nd N
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Concern	ing the Property at 8022 W Park at Fawdale
If the a	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	ingle blockable main drain may cause a suction entrapment hazard for an individual.
of repa	n 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in neuir, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attainal sheets if necessary):
Section	n 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware a
check	wholly or partly as applicable. Mark No (N) if you are not aware.)
Y N	Present flood insurance coverage (if yes, attach TXR 1414).
a	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of wal 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, atta TXR 1414).
o b	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, A AO, AH, VE, or AR) (if yes, attach TXR 1414).
	Located ☐ 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.
\Box \mathbf{z}	Located ☐ wholly ☐ partly in a reservoir.
If the a	nswer to any of the above is yes, explain (attach additional sheets as necessary):
"100 whice	purposes of this notice: D-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard are h 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, wh
"500 whic	nsidered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir. -year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard an h is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which idered to be a moderate risk of flooding.
	od pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that are to controlled inundation under the management of the United States Army Corps of Engineers.
	od insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Ager er the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
a riv	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe or or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
	pervoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.
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brovia	n 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance er, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach nat sheets as necessary):
and	nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Admin	n 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional sheets essary):
Section you are	18. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)
Y N	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 o	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Park at Fowday HOA Manager's name: K2) - Vistall Aurophy Phone: Phon
	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:
0 Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
□ Q′	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
0 0	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
o ø	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
o à	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district. swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

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and Seller:

Initialed by: Buyer:

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Section 9 Solle	r Ø haa 🗖 haa	not official	v of the December	
		not attached a surve	y of the Property.) received any written i	nenaction reports from
persons who reg	gularly provide i	nspections and who	are either licensed as i	nspectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buyer sho	ould not rely on the A buyer should o	e above-cited reports as obtain inspections from	a reflection of the current inspectors chosen by the l	condition of the Property buyer.
Homestead	**************************************	☐ Senior Citizen	ler) currently claim for th	e Property:
☐ Wildlife Man ☐ Other:	agement	☐ Agricultural	☐ Disabled Veteral ☐ Unknown	1
Section 12. Have	you (Seller) ever	filed a claim for dama	ge, other than flood dam	age, to the Property wit
any insurance pro				
Section 13. Have	VOII (Seller) ever	received proceeds to	a claim for damage to th	
			aranandinal and not use	d 4h d - 4 1 -
an insurance clai	m or a settlemer	nt or award in a legal	proceeding) and not use If ves. explain:	d the proceeds to make
an insurance clai	m or a settlemer			d the proceeds to make
an insurance clai	m or a settlemer	nt or award in a legal		d the proceeds to make
an insurance clai the repairs for wh	m or a settlemer nich the claim wa	nt or award in a legal s made? ☐ yes Ø no	If yes, explain:	
an insurance clai the repairs for wh	m or a settlemer nich the claim wa	nt or award in a legal s made? ☐ yes Ø no ave working smoke de	If yes, explain:	ordance with the smok
an insurance clai the repairs for wh Section 14. Does detector requiren	m or a settlement in the claim was the Property had nents of Chapter	at or award in a legal s made? ☐ yes Ø no working smoke do 766 of the Health and	If yes, explain: etectors installed in acco	ordance with the smok
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an insurance clai the repairs for wh Section 14. Does detector requiren or unknown, expla	m or a settlement of the claim was the Property had nents of Chapter in. (Attach addition	ave working smoke do	If yes, explain:etectors installed in according Safety Code?* unkno	ordance with the smok wn □no ☑yes. If n
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