

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.

CONCERNING THE PR	ROF	PEF	RTY	′ A7	Γ <u>1</u>	0318	3 Sommerville Ave,	Н	ous	tor	١,	TX 77041			_
AS OF THE DATE SI	GN IYE	IEC R) B MA	Y (SEL /ISH	LEF 1 TC	R AND IS NOT A DOBTAIN. IT IS N	SI	UB:	ST	IT	E CONDITION OF THE PROF UTE FOR ANY INSPECTION RRANTY OF ANY KIND BY SE	IS	OF	?
Seller □ is ☑ is not the Property? □								•	-		•), how long since Seller has oc date) or 🖬 never occupie			
Section 1. The Proper This notice does not esta	ty l abli	has sh	s th the	e it	ems	be o	arked below: (Mar	k Y act	es	de	'), ter	No (N), or Unknown (U).) rmine which items will & will not co	nve	∋у.	
Item	Υ	N	U	П	lten	1		Υ	N	U		Item	Υ	N	ι
Cable TV Wiring	•	~		_			Propane Gas:	-	~	Ŭ		Pump: ☐ sump ☐ grinder	İ	~	Ť
Carbon Monoxide Det.		~					nmunity (Captive)		~			Rain Gutters	-	~	
Ceiling Fans	~	Ť		_			Property		~			Range/Stove	~		
Cooktop	~				Hot				~			Roof/Attic Vents	~		
Dishwasher	~						n System		~			Sauna		~	
Disposal	~			_	Micı		•		~			Smoke Detector	~		
Emergency Escape	Ť			_			r Grill					Smoke Detector – Hearing			
Ladder(s)		~							~			Impaired		~	
Exhaust Fans			Pati	o/D	ecking	~				Spa		~			
Fences	~				Plur	nbir	ng System	/				Trash Compactor	~		
Fire Detection Equip.	~				Poo				~			TV Antenna	~		
French Drain			~		Pool Equipment			~			Washer/Dryer Hookup	~			
Gas Fixtures				Pool Maint. Accessories			~			Window Screens	~				
								Public Sewer System	~						
ltom.				V	NI.	11	A ddition	<u> </u>	n f c			tion.			
Item Y N U Central A/C				U											
Evaporative Coolers				レ			electric gas number of units: 1								
Wall/Window AC Units				~	~		number of units: 1								
Attic Fan(s)					~		if yes, describe:								
Central Heat				~	~		□ electric □ gas number of units:								
Other Heat				_	~				Hui	1110	<u> </u>	or units.			
Oven				~			if yes describe: 1 electric agas other:								
Fireplace & Chimney				~			□ wood □ gas logs □ mock □ other:								
Carport					~		□ attached □ not attached								
Garage				□ attached □ not attached											
Garage Door Openers					number of units:					number of remotes:					
Satellite Dish & Controls				□ owned □ leased from											
Security System				□ owned □ leased from											
Solar Panels				□ owned □ lease								_			
Water Heater					□ electric □ gas □ other: number of units:										
Water Softener					~		□ owned □ leased from								
Other Leased Item(s)					~		if yes, describe:								
(TXR-1406) 09-01-19		Ini	tiale	d bv	: Bu	yer:		l Se	ller:	: 1//	И	, Page	2 1 c	of 6	

Created with SkySlope® Forms 825 K Street, Sacramento, CA 95814 | Silvana Trejos, eXp Realty, LLC, 17806 W IH 10 Suite 300, San Antonio, TX 78257 (888) 519-7431

Initialed by: Buyer: _____, and Seller: \(\buyer \), _____,

Condition	Υ	N
Aluminum Wiring		~
Asbestos Components		~
Diseased Trees: ☐ oak wilt ☐		~
Endangered Species/Habitat on Property		1
Fault Lines		~
Hazardous or Toxic Waste		~
Improper Drainage		1
Intermittent or Weather Springs		~
Landfill		~
Lead-Based Paint or Lead-Based Pt. Hazards		1
Encroachments onto the Property		~
Improvements encroaching on others' property		~
Located in Historic District		~
Historic Property Designation		~
Previous Foundation Repairs		~
Previous Roof Repairs		~
Previous Other Structural Repairs		~
Previous Use of Premises for Manufacture of Methamphetamine		~

Condition	Υ	N
Radon Gas		١
Settling		>
Soil Movement		>
Subsurface Structure or Pits		١
Underground Storage Tanks		>
Unplatted Easements		>
Unrecorded Easements		١
Urea-formaldehyde Insulation		>
Water Damage Not Due to a Flood Event		>
Wetlands on Property		>
Wood Rot		>
Active infestation of termites or other wood		٧
destroying insects (WDI)		•
Previous treatment for termites or WDI		~
Previous termite or WDI damage repaired		/
Previous Fires		>
Termite or WDI damage needing repair		>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		~

(TXR-1406) 09-01-19 Initialed by: Buyer: _____, and Seller: \(\bar{VM} \), ____ Page 2 of 6

igi <mark>S</mark>	ign Ve	erified - b082113f-3c2f-4602-9367-ec6de4769d58
If t	he ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
of	ctior repa	ngle blockable main drain may cause a suction entrapment hazard for an individual. 14. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? 1 yes 1 no If yes, explain (attacheal sheets if necessary):
_		
ch	eck v	n 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and wholly or partly as applicable. Mark No (N) if you are not aware.)
<u>Y</u>	<u>_N</u>	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 ☐ 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 t	he ar	nswer to any of the above is yes, explain (attach additional sheets as necessary):
		purposes of this notice:
	whic	0-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area 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, which nsidered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
	whic	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area h is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is 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 is ect to controlled inundation under the management of the United States Army Corps of Engineers.
	unde	od insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency or the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
	a rive	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel o er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
		ervoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain r or delay the runoff of water in a designated surface area of land.

Page 3 of 6

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: Courtyard Westway ROA Manager's name: Phone: 281-481-8062 Fees or assessments are: \$ 46	pr	ovide	a 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 al sheets as necessary):
Administration (SBÁ) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional sheet as necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) you are not aware.) Y N Room additions, structural modifications, or other alterations or repairs made without necessar 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: Courtyard Westway HOA Manager's name: Phone: 281-481-8062 Fees or assessments are: \$ 46 Per Month 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 association below or attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide 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 us of the Property. Any death on the Property except for those deaths caused by: natural causes, suicide, or accider unrelated to the condition of the Property. 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). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that use a public water supply as an auxiliary water source. The Property is located in a propane gas		Ever	when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk,
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(TXR-1406) 09-01-19 Initialed by: Buyer:, and Seller: <u>\(\nu M\),</u>			06) 09-01-19

Section 9. Seller	☑ has ☐ has r	not attached a su	rvey of the Property.	
Section 10. Withir persons who reg	n the last 4 yea ularly provide ir	rs, have you (Se spections and w	ller) received any written ho are either licensed as no If yes, attach copies and	inspectors or otherwise
Inspection Date	Туре	Name of Inspect	or	No. of Pages
Note: A buyer sho	,		ts as a reflection of the current from inspectors chosen by the	, ,
Section 44 Cheel	•	•	•	•
Section 11. Check		ion(s) which you (☐ Senior Citizen	Seller) currently claim for to Disabled	ne Property:
■ Wildlife Mana	agement	Agricultural	Disabled Vetera	an
Section 12. Have y any insurance pro			amage, other than flood dan	nage, to the Property witl
	(O II)			
			s for a claim for damage to t gal proceeding) and not us	
			Ino If yes, explain:	
the repairs for win	ion the olaim was	made: a yes a	The in yes, explains	
			e detectors installed in acc	
detector requirem	ents of Chapter	766 of the Health	and Safety Code?* 🖬 unkn	own □ no □ yes. If no
detector requirem	ents of Chapter	766 of the Health		own □ no □ yes. If no
detector requirem	ents of Chapter	766 of the Health	and Safety Code?* 🖬 unkn	own □ no □ yes. If no
Chapter 766 of to installed in accordance, loca	he Health and Safety ance with the requirention, and power source	766 of the Health and sheets if necess The Code requires one-fairnents of the building code requirements. If you	and Safety Code? unkn Sary):	own no yes. If no working smoke detectors dwelling is located, including
Chapter 766 of to installed in accordance, loca area, you may che	he Health and Safety ance with the requirention, and power source	766 of the Health and sheets if necess The Code requires one-fairnents of the building code requirements. If your contact your local building contact your local your local building contact your local building contact your loc	and Safety Code? unkn Sary):	own no ves. If no ves.
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- (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.

independently measured to verify any re	eported infor	mation.					
The following providers currently provide service to the Property:							
Electric:		phone #:					
Sewer:		phone #:					
Water:		phone #:					
Cable:		phone #:					
Trash:		phone #:					
Natural Gas:		phone #:					
Phone Company:		phone #:					
Propane:		phone #:					
Internet:		phone #:					
(7) This Seller's Disclosure Notice was corthis notice as true and correct and his ENCOURAGED TO HAVE AN INSPECTATION The undersigned Buyer acknowledges received.	ave no reas TOR OF YO	on to believe it to be false or inaccur	rate. YOU ARE				
Signature of Buyer	Date	Signature of Buyer	Date				
Printed Name:		Printed Name:					

____,__ and Seller: <u>и м</u>

Page 6 of 6

Initialed by: Buyer: ___

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