

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2019

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 PROPERTY AT: 24746 Kerry St, Hempstead, Texas 77445

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ⊠ is □ is not occi	upy	ing	ı th	e p	oroper	ty. If unoccupied (by S	Sell	er),	hov	v long since Seller has occup	oiec	l th	е
Property?									_ (a	approximate date) or 🛛 nev	er		
occupied the Property													
Section 1. The Property h						-		• •					
This Notice does not establish	the	ite	ems	to	be co	nveyed. The contract wi	ll de	etern	nine	which items will & will not conv	ey.		
Item	Υ	N	U	1	Item		Υ	N	U	Item	Υ	N	U
Cable TV Wiring		Х			Liquid	Propane Gas		X		Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.		Х			- LP C	Community (Captive)		X		Rain Gutters	Х		
Ceiling Fans	X				- LP c	n Property		X		Range/Stove	X		
Cooktop	X				Hot Tub			X		Roof/Attic Vents	X		
Dishwasher	X				Intercom System			X		Sauna		Х	
Disposal	X				Micro	wave	X			Smoke Detector		Х	
Emergency Escape Ladder(s)		х			Outdoor Grill			X		Smoke Detector Hearing Impaired		Х	
Exhaust Fan	X				Patio/	Decking	X			Spa		Х	
Fences		X			Plumb	oing System	X			Trash Compactor		Х	
Fire Detection Equipment		Х			Pool			X		TV Antenna		Х	
French Drain		Х			Pool E	Equipment		X		Washer/Dryer Hookup	X		
Gas Fixtures		Х			Pool I	Maint. Accessories		X		Window Screens	X		
Natural Gas Lines		Х			Pool I	Heater		Х		Public Sewer System		Х	
Item				Υ	NU	Additional Informat	tior	1					
Central A/C				X		⊠ electric □ gas nu	ımb	er o	f ui	nits: 1			
					1 1								

Item	Υ	N	U	Additional Information		
Central A/C	Χ			☑ electric ☐ gas number of units: 1		
Evaporative Coolers		Χ		number of units:		
Wall/Window AC Units		Х		number of units:		
Attic Fan(s)		Х		if yes, describe:		
Central Heat	Χ			☑ electric ☐ gas number of units: 1		
Other Heat		Х		if yes, describe:		
Oven	Χ			number of ovens: 1 ⊠ electric □ gas □ other		
Fireplace & Chimney		Х		□wood □ gas log □mock □ other		
Carport		Х		□ attached □ not attached		
Garage		Х		□ attached □ not attached		
Garage Door Openers				number of units: number of remotes:		
Satellite Dish & Controls		Χ		□ owned □ leased from:		
Security System		Х		□ owned □ leased from:		
Solar Panels		Х		□ owned □ leased from:		

Initialed by: Buyer: ____, ___ and Seller: <u>SK</u>, <u>TK</u>



Water Heater		X		□ elec		•	hei	r Ta	ankless electric water heater		
Water Softener			X	+		☐ leased fror	n:				
Other Leased Item(s)			Х	if yes,							
Underground Lawn Sprinkler			X ☐ automatic ☐ manual				area	s covered:			
Septic / On-Site Sewer Facility		X		if Yes,	attac	h Information	n A	bou	t On-Site Sewer Facility.(TXR-	140	7)
Water supply provided by: ☐ citutility	ty	□w	ell [MUD	□ co-	-op □ unkn	ow	'n [☑ other: Trent Water Works, a	wa	iter
Was the Property built before 1 (If yes, complete, sign, and atta			-				air	nt ha	azards).		
Roof Type: Metal						Age: 5 (appr	охі	imat	e)		
Is there an overlay roof coverin covering)? ☐ Yes ☒ No ☐ Ui	nkn	own		• `				•			f
Are you (Seller) aware of any o defects, or are in need of repair							are	not	in working condition, that have		
Section 2. Are you (Seller) aw	vare	e of	any d	efects	or ma	ılfunctions i	n a	any	of the following?: (Mark Yes	(Y)	if
you are aware and No (N) if y	ou	are	not a	ware.)							
Item	Υ	N	Item				Υ	N	Item	Υ	N
Basement		X	Floor	S				X	Sidewalks		Х
Ceilings		X	Foun	dation /	Slab(s)		X	Walls / Fences		Х
Doors		X	Interi	or Walls				X	Windows		X
Driveways		X	Lighting Fixtures				Х	Other Structural Components		X	
Dilveways			Ligitu	ng Fixtu	ires			$ \uparrow \rangle$	Other Structural Components		1 1
Electrical Systems	-	Χ		ng Fixtu bing Sys		3		X	Other Structural Components		
				_		3		_	Other Structural Components		
Electrical Systems Exterior Walls		Χ	Plum Roof	bing Sys	stems		ddi	X	·		
Electrical Systems		Χ	Plum Roof	bing Sys	stems		ddit	X	·		
Electrical Systems Exterior Walls		Χ	Plum Roof	bing Sys	stems		ddit	X	·		
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a	s in	Sec	Plum Roof tion 2	bing Sys	expla	ain (attach ad		X X tiona	al sheets if necessary):	an	
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.)	s in	Sec	Plum Roof tion 2	bing Sys	expla	ain (attach ad	ons	X X tiona	al sheets if necessary):		d
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition	s in	Sec	Plum Roof tion 2	bing Sys	expla	ain (attach ad	ons	X X tiona	al sheets if necessary):	and	d
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring	s in	Sec	Plum Roof tion 2	bing Sys	expla ollow	ring condition Condition Radon Gas	ons	X X tiona	al sheets if necessary):		d N X
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components	s in	Sec	Plum Roof tion 2	bing Sys	expla	ring condition Condition Radon Gas Settling	ons	X X S? (I	al sheets if necessary):		d N X X
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Oak Wilt	s in	Sec re of	Plum Roof etion 2	bing Sys	expla	cing condition Condition Radon Gas Settling Soil Mover	ons s	x x tiona	Mark Yes (Y) if you are aware		d N X X X X
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Oak Wilt Endangered Species/Habitat o	s in	Sec re of	Plum Roof etion 2	bing Sys	expla	cing condition Condition Radon Gas Settling Soil Mover Subsurface	ons mei	x x x x x x x x x x x x x x x x x x x	Mark Yes (Y) if you are aware		d N X X X X X X
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Diseased Trees: Oak Wilt Endangered Species/Habitat o Fault Lines	s in	Sec re of	Plum Roof etion 2	bing Sys	expla	Condition Radon Gas Settling Soil Mover Subsurface Undergrou	ons s mei e S	x x x x x x x x x x x x x x x x x x x	Mark Yes (Y) if you are aware ture or Pits		d N X X X X X X X
Electrical Systems Exterior Walls If the answer to any of the items Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Oak Wilt Endangered Species/Habitat o	s in	Sec re of	Plum Roof etion 2	bing Sys	expla	cing condition Condition Radon Gas Settling Soil Mover Subsurface	mei e S nd	x x x x x x x x x x x x x x x x x x x	Mark Yes (Y) if you are aware ture or Pits rage Tanks ents		d N X X X X X X

Condition	ı	IN
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Х
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Damage Not Due to a Flood Event		Х
Wetlands on Property		Х
Wood Rot		Х
Active infestation of termites or other wood destroying insects (WDI)		X
destroying msects (VVDI)		

Initialed by: Buyer: ____, ___ and Seller: <u>SK</u>, <u>TK</u>

Page 2 of 8



Landfill

Intermittent or Weather Springs

Encroachments onto the Property

Lead-Based Paint or Lead-Based Pt. Hazards

Improvements encroaching on others' property

Concerning the Property at 24746 Kerry St, Hempstead, Te	exas 7744	5	
Located in Historic District	X	Previous treatment for termites or WDI	X
Historic Property Designation		Previous termite or WDI damage repaired	X
Previous Foundation Repairs	X	Previous Fires	X
Previous Roof Repairs	X	Termite or WDI damage needing repair	X
Previous Other Structural Repairs	T X	Single Blockable Main Drain in Pool/Hot	
Previous Use of Premises for Manufacture of Methamphetamine	Х	Tub/Spa*	X
*A single blockable main drain may cause a suction	•	nent hazard for an individual.	
repair, which has not been previously disc additional sheets if necessary):	closed in	n this notice? □ Yes ⊠ No If Yes, explain	n (attach
Section 5. Are you (Seller) aware of any of the check wholly or partly as applicable. Mark No Y N		ng conditions?* (Mark Yes (Y) if you are awar ou are not aware.)	re and
☐ ☑ Present flood insurance coverage (if yes, a	ttach TY	P 1/1/1	
		,	
□ ⊠ Previous flooding due to a failure or breach a reservoir.	n of a res	ervoir or a controlled or emergency release of wa	ater from
\square \boxtimes Previous flooding due to a natural flood even	ent (if ye	s, attach TXR 1414).	
☐ ☑ Previous water penetration into a structure	on the F	roperty due to a natural flood event (if yes, attac	h TXR

*For purposes of this notice:

AH, VE, or AR) (if yes, attach TXR 1414).

□ ⋈ Located □ wholly □ partly in flood pool.□ ⋈ Located □ wholly □ partly in a reservoir.

□ ☑ Located □ wholly □ partly in a floodway (if yes, attach TXR 1414).

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

"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.

□ ☑ Located □ wholly □ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO,

□ ☑ Located □ wholly □ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

Prepared with Sellers Shield

"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.

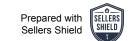
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.).

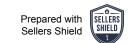
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively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

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? □Yes ☒ No If yes, explain (attach additional sheets as necessary):
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are 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.
If Yes, please explain:



Concerning the Property at 24746 Kerry St, Hempstead, Texas 77445
$\ \square$ Homeowners' associations or maintenance fees or assessments.
If Yes, please explain: This is a Property Owner's Association, with deed restrictions enforced for all property owners, not just homeowners. Yearly dues grant use of the parks, lake, and swimming pool.
If Yes, complete the following: Name of association: Rolling Hills Colony Property Owners' Association Manager's name: William Lloyd Phone: 281-635-1588 Fees or assessments are: \$60.00 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:
□ ⊠ 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, please explain:
 □ ⋈ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
If Yes, please explain:
 □ ⊠ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) If Yes, please explain:
ii res, piease explain.
□ ☑ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
If Yes, please explain:



Concerning the Property at 24746 Kerry	St, Hempstead, Texas 77445		
☐ ⊠ Any condition on the Prope	erty which materially affects t	ne health or safety of an indivi	dual.
If Yes, please explain:			
☐ ☒ Any repairs or treatments, hazards such as asbestos,	other than routine maintenar radon, lead-based paint, ure		mediate environmenta
	cates or other documentatio nold remediation or other rer	n identifying the extent of the r nediation).	emediation (for
☐ ☑ Any rainwater harvesting s public water supply as an a		ty that is larger than 500 gallor	ns and that uses a
If Yes, please explain:			
☐ ☑ The Property is located in a retailer.	a propane gas system servic	e area owned by a propane di	stribution system
If Yes, please explain:			
☐ ☑ Any portion of the Property If Yes, please explain:	•	ater conservation district or a s	subsidence district.
Section 9. Seller ⊠ has □	has not attached a surve	v of the Property	
Section 10. Within the last 4 persons who regularly provide permitted by law to perform in	years, have you (Seller) red e inspections and who are	eived any written inspection	-
Note: A buyer should not rely of buyer sho		a reflection of the current cond hspectors chosen by the buye	
Section 11. Check any tax e		•	Property:
☑ Homestead☐ Wildlife Management☐ Other:	□ Senior Citizen □ Agricultural	□ Disabled□ Disabled Veteran□ Unknown	
	Initialed by: Buyer: ,	and Seller: SK, TK	Prepared with SELLERS

Prepared with Sellers Shield

Concerning the Property at 24746 Kerry St, Hempstead, Texas 77445

with any insurance provider? \[\subseteq \text{Yes} \subseteq \text{No} \]	
Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? Yes No If yes, explain:)
Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* Yes No Unknown	
If No or Unknown, explain (Attach additional sheets if necessary):	
I am unsure of the building code requirements in effect for this area regarding smoke detectors	

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Prepared with SELLERS SHIELD

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person,	including the
broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.	

Stephen King	10/27/2021	Tiffany King	10/27/2021
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Stephen King		Printed Name: Tiffany King	

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 (TAR 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:	San Bernard Electric	Phone #	936-372-9176
	Ricky Bonds Septic Systems &		
Sewer:	Water Wells, LLC	Phone #	936-931-5214
Water:	Trent water works	Phone #	979-233-4537
Cable:	NA	Phone #	
Trash:	NA	Phone #	
Natural Gas:	NA	Phone #	
Phone Company:	NA	Phone #	
Propane:	NA	Phone #	
Internet:	NA	Phone #	

(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:	

Initialed by: Buyer: ____, ___ and Seller: <u>SK</u>, <u>TK</u>
Page 8 of 8

