

### **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.

	406 Wakefield Dr
CONCERNING THE PROPERTY AT	League City, TX 77573-2166
DATE SIGNED BY SELLER AND IS NO	ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER VARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
	perty. If unoccupied (by Seller), how long since Seller has occupied the Property? approximate date) or — never occupied the Property
	marked below: (Mark Yes (Y), No (N), or Unknown (U).) ms to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	N	U
Cable TV Wiring		×	
Carbon Monoxide Det.		<b>X</b> /	
Ceiling Fans	×		
Cooktop	×		
Dishwasher	¥		
Disposal	×		
Emergency Escape			<u> </u>
Ladder(s)			•
Exhaust Fans	×		
Fences	×		
Fire Detection Equip.	X		
French Drain			X
Gas Fixtures	X,		
Natural Gas Lines	X		

Item	Υ	N U
Liquid Propane Gas:		×
-LP Community (Captive)		×
-LP on Property		×
Hot Tub		×
Intercom System		X.
Microwave		X,
Outdoor Grill		×
Patio/Decking	X.	
Plumbing System	X/	
Pool		×
Pool Equipment		×
Pool Maint. Accessories		X.
Pool Heater		X-

Item	YNU
Pump: sump grinder	N N
Rain Gutters	×
Range/Stove	×
Roof/Attic Vents	×
Sauna	×
Smoke Detector	×
Smoke Detector - Hearing	
Impaired	~
Spa	×
Trash Compactor	×
TV Antenna	×
Washer/Dryer Hookup	×
Window Screens	×
Public Sewer System	×

Item	Y	N	U	Additional Information
Central A/C	X			electric gas number of units: 2
Evaporative Coolers			X-	number of units: n/a
Wall/Window AC Units		×		number of units: n/a
Attic Fan(s)		×		if yes, des <mark>cribe</mark> : n/a
Central Heat	X/			electric 🔏 gas number of units:
Other Heat		X/		if yes, describe: n/a
Oven	X			number of ovens: 1 electric  agas other:
Fireplace & Chimney		X/		woodgas logsmockother: N/A
Carport	×			attached not attached
Garage	×			attached not attached
Garage Door Openers	X/			number of units: 1 number of remotes: 0
Satellite Dish & Controls		×		owned leased from: N/A
Security System		×		owned leased from: N/A
Solar Panels		×		owned leased from: N/A
Water Heater	X/			electric gas other: N/A number of units:
Water Softener		X,		owned leased from: N/A
Other Leased Items(s)		X		if yes, describe: N/A

(TXR-1406) 09-01-19

\_\_\_\_, \_\_\_\_\_ and conor.

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Initialed by: Buyer:

Concerning the Property at League City, TX 77573-2166										
Underground Lawn Sprinkle	r		¥ a	automatic	manual	area	as cove	red:		
· · · · · · · · · · · · · · · · · · ·			if ye	es, attach li	nformation	Abo	ut On-S	Site Sewer Facility (TXR-1407	)	
Section 2. Are you (Seller aware and No (N) if you are				or malfur	nctions in	any	of the	following? (Mark Yes (Y) if	you	are
Item	Υ	1	Item			Υ	N	Item	Υ	N_
Basement	×		Floors				X.	Sidewalks		X/
Ceilings	×		Foundatio	n / Slab(s)			X	Walls / Fences		X-
Doors	×		Interior Wa	alls			X,	Windows		X.
Driveways	×		Lighting Fi	ixtures			×	Other Structural Components		×
Electrical Systems	×		Plumbing	Systems			×			×
Exterior Walls	×		Roof				×			X
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): N/A  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				YN	Conditio				Y	N
Aluminum Wiring				*	Radon G	as			+	*
Asbestos Components				<b>*</b>	Settling				$+\!-$	*
Diseased Trees: oak wilt				<b>*</b>	Soil Move			D.,		*
Endangered Species/Habitat on Property					Subsurfa				₩	*
Fault Lines				<b>*</b>	Undergro				$\bot$	X.
Hazardous or Toxic Waste				*	Unplatted				$\bot$	<u>*</u>
Improper Drainage				*	Unrecord					×
Intermittent or Weather Sprir	าgs			×	Urea-forr	nald	lehyde	Insulation		X.

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_ and Seller:

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(TXR-1406) 09-01-19

# 406 Wakefield Dr

Concerning the Property at		League City, TX 77573-2166					
If the answ	wer to any of the items in	Section 3 is yes, explain (attach additional sheets if necessary): N/A					
*A sing	gle blockable main drain may	y cause a suction entrapment hazard for an individual.					
Section 4	. Are you (Seller) aware s not been previously	e of any item, equipment, or system in or on the Property that is in need of repair, disclosed in this notice? yes no If yes, explain (attach additional sheets if					
		re of any of the following conditions?* (Mark Yes (Y) if you are aware and check ark No (N) if you are not aware.)					
Y							
X	Present flood insurance	e coverage (if yes, attach TXR 1414).					
	Previous flooding due water from a reservoir.	e to a failure or breach of a reservoir or a controlled or emergency release of					
	Previous flooding due t	o a natural flood event (if yes, attach TXR 1414).					
_ 🕌	Previous water penetr TXR 1414).	ration into a structure on the Property due to a natural flood event (if yes, attach					
_	Located wholly AH, VE, or AR) (if yes,	partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, 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 the ansv	wer to any of the above is	yes, explain (attach additional sheets as necessary): N/A					
*For n	urnaga of this nation:						
"100-y which	is designated as Zone A, V	rea of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 7, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, sk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.					
area, ı		area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard map as Zone $X$ (shaded); and (B) has a two-tenths of one percent annual chance of flooding, ate risk of flooding.					
		eent to a reservoir that lies above the normal maximum operating level of the reservoir and that is der the management of the United States Army Corps of Engineers.					
		s 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 S	tates Army Corps of Engineers that is intended to retain
water or delay the runoff of water in a designated surface area of land.	

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406 Wakefield Dr League City, TX 77573-2166

Concerning	g the Property at	L	eague City, TX	77573-21	66		
provider, i	. Have you (Seller) ever including the National Flood necessary): N/A						
Even w risk, ar structur		mergency Managemer nase flood insurance	nt Agency (FEMA) that covers the st	encourage ructure(s) a	s homeowners and the person	in high risk, i al property v	moderate vithin the
	: Have you (Seller) everation (SBA) for flood damag ): N/A						
Section 8.	. Are you (Seller) aware of a	any of the following	g? (Mark Yes (Y)	) if you a	e aware. Mar	k No (N) if	you are
Y N X	Room additions, structural munresolved permits, or not in					ssary permi	ts, with
	Homeowners' associations of Name of association: N/		or assessments.	If yes, con	nplete the follo	wing:	
	Manager's name: N/A				Phone: N/A		
	Fees or assessments are	e: \$ N/A	per N/A	а	nd are:mar	ndatory v	oluntary
	Any unpaid fees or asse If the Property is in more attach information to this	ssment for the Properthan one association	erty? yes (\$ <u>N</u> /	/A	) nc		
_ 🔻	Any common area (facilities with others. If yes, complete Any optional user fees for	the following:	Ī		,		nterest
_ 🐺	Any notices of violations of d	eed restrictions or g	overnmental ordir	nances aff	ecting the con	dition or use	of the
_	Any lawsuits or other legal p to: divorce, foreclosure, heirs			ing the Pro	operty. (Include	es, but is no	t limited
	Any death on the Property exto the condition of the Prope	•	ns caused by: nat	ural cause	es, suicide, or a	accident unr	elated
	Any condition on the Propert	y which materially a	ffects the health o	or safety of	f an individual.		
_ ~	Any repairs or treatments, ot hazards such as asbestos, ralf yes, attach any certific remediation (for example	adon, lead-based pa ates or other docum	iint, urea-formalde entation identifyin	ehyde, or i	mold. ent of the	iate environ	mental
_	Any rainwater harvesting sys water supply as an auxiliary		Property that is la	rger than	500 gallons an	d that uses	a public
_ <u>*</u>	The Property is located in retailer.	a propane gas sys	stem service area	a owned	by a propane	distribution	system
	Any portion of the Property the	nat is located in a gr	oundwater conse	rvation dis	trict or a subsi	dence distri	ct.
If the answ	ver to any of the items in Section	on 8 is yes, explain (	attach additional	sheets if n	ecessary): N/	4	
(TXR-1406)	) 09-01-19 Initialed b	by: Buyer: ,	and Seller:	0100		Pa	nge 4 of 6
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## 406 Wakefield Dr

	Concerning the Prop	erty at		League City, TX	77573-2166		
Section 9. Seller has a not attached a survey of the Property.  Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?yes	N/A						
Section 9. Seller has has not attached a survey of the Property.  Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?  Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.  A buyer should obtain inspections from inspectors chosen by the buyer.  Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:  Homestead Senior Citizen Disabled Weteran Disabled Weteran Disabled Weteran Unknown  Section 12. Have you (Seller) ever filled a claim for damage, other than flood damage, to the Property with any insurance provider? Yes ho 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 sware in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? Yes holf yes, explain: N/A  Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector installed in accordance with the smoke detector installed in accordance with the smoke detector 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. The parties may agree who will be set the coation, 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. The parties may agree who will be set the coation, and power source requirements. If you do not know the building code requirements in effect in your area, you							
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Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections?  Who are either licensed as inspectors or otherwise permitted by law to perform inspections?  Inspection Date  Type  Name of Inspector  Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.  A buyer should obtain inspections from inspectors chosen by the buyer.  Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:  Homestead  Senior Citizen  Other:  Bosabled Veteran  Other:  Section 12. Have you (Seller) ever field a claim for damage, other than flood damage, to the Property with any insurance provider?  yes 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: N/A  Section 14. Does the Property 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 our area, you may check winknown above or context your local building official for more information.  A buyer may require a seller to install smoke detectors for the hearing impaired it: (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 impaired from a licensed physician; and (3) within 10 days after the effect who are the proventies of installed in an accordance of installation. The parties may agree who will bear the cost of installating seller to install amoke detectors for the hearing impaired and specifies the locations for installation. The parties may agree who will bea	N/A						
persons who regularly provide inspections?yes	Section 9. Seller	_ has × has not at	tached a survey	of the Property.			
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Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.  A buyer should obtain inspections from inspectors chosen by the buyer.  Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:  Homestead Senior Citizen Disabled  Wildlife Management Agricultural Disabled Veteran  Other: Disabled Veteran  Other: Unknown  Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes 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: N/A  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?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary):  **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 and specifies the locations for installation. The parties may gine at the 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.  Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, inc	Inspection Date	Type	Name of Inspec	tor			No. of Pages
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Homestead Wildlife Management Agricultural Disabled Veteran Unknown  Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? _yes	•	A buyer should o	btain inspections	from inspectors ch	osen by the bu	yer.	Property.
Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? _yes _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: N/A  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?* _unknown _no _yes. If no or unknown, explain. (Attach additional sheets if necessary):					_	-	
Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? _yes _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: N/A  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?* _unknown _no _yes. If no or unknown, explain. (Attach additional sheets if necessary):	Homestead		_ Senior Citizen				
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the blocker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.    O5/08/2021	family who will impairment from the seller to ins	reside in the dwelling is n a licensed physician; a tall smoke detectors for	hearing-impaired; nd (3) within 10 day the hearing-impaire	(2) the buyer gives to s after the effective d ed and specifies the	the seller written ate, the buyer ma locations for inst	evidence of th akes a written r allation. The pa	e hearing equest for
Operan Investment Group Inc.       Signature of Seller       Date         Signature of Seller       Date         Printed Name: alireza dalaei       Printed Name:			Seller to provide i				
Printed Name: alireza dalaei  (TXR-1406) 09-01-19  Initialed by: Buyer:, and Seller:, Page 5 of 6	Yaran Investment Group.	Inc.	U5/08/2021 				
(TXR-1406) 09-01-19	Signamure4of156 PeniGI	MT	Date	Signature of Selle	er		Date
	Printed Name: alirez	a dalaei		Printed Name:			
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#### 406 Wakefield Dr League City, TX 77573-2166

Concerning	the	Pro	perty	at
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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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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: Reliant Energy	phone #:	
Sewer: City of League City	phone #:	
Water: City of League City	 phone #:	
Cable: N/A	phone #:	-
Trash: City of League city	phone #:	
Natural Gas: Center Point	phone #:	
Phone Company: N/A	phone #:	
Propane: N/A	 phone #:	
Internet: N/A	 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:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller 999,	Page 6 of 6