

SELLER'S DISCLOSURE NOTICE

CTexas 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.

		•	<u>-</u> -											
CONCERNING THE PROPERTY AT Houston, TX 77084-3717														
DATE SIGNED BY SEI	LLEF	R AN	ID I	S N	OT .	A SI	S KNOWLEDGE OF UBSTITUTE FOR A	THI NY I	E CO	ONDIT	ION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	JYE	R
Seller x is is not o	ccup	ying	the				unoccupied (by Selk				ince Seller has occupied the P	rop	erty	?
Section 1. The Proper	rty h not e	as t i stabl	he it	tem	s ma	arke	d below: (Mark Yes	(Y).	No	(N), o	• •	<i>r</i> .		
Item	ΙΥ	N	U	1	Ite	m		Y	N	Ū	Item	V	N	Tii
Cable TV Wiring	区			1			Propane Gas:	┢┋	X		Pump: sump grinder	┝╌┤	×	
Carbon Monoxide Det.		×		1			mmunity (Captive)	ļ <u>-</u>	×		Rain Gutters	X	^	┢
Ceiling Fans	×			1			Property		×		Range/Stove	X		\vdash
Cooktop	×]	Н	ot Tu	b		×		Roof/Attic Vents	Ź		×
Dishwasher	×]	Int	егсс	m System		X		Sauna	Ħ	X	1
Disposal	×				Mi	CLOA	/ave	X			Smoke Detector	X		
Emergency Escape Ladder(s)		×			Outdoor Grill				×		Smoke Detector - Hearing Impaired		メ	
Exhaust Fans	X				Patio/Decking		×			Spa		X	┢	
Fences	×				Plumbing System			×			Trash Compactor	\square	\dot{x}	┢
Fire Detection Equip.	×				Pool				×		TV Antenna	Z		
French Drain		X]	Po	ol E	quipment		X		Washer/Dryer Hookup	V		Г
Gas Fixtures	×				Pool Maint. Accessories × Window Screens				Window Screens	×				
Natural Gas Lines	X]	Po	ol H	eater		بر		Public Sewer System	X		
Item				Υ	N	Ū			A	dditio	nal Information			
Central A/C	******			x			× electric gas	nun		of uni				
Evaporative Coolers					×		number of units:							
Wall/Window AC Units					X		number of units:							
Attic Fan(s)					X		if yes, describe:							
Central Heat				X			electric x gas number of units: 2							
Other Heat			•		X		if yes, describe:							
Oven				X			number of ovens: electric gas other.							
Fireplace & Chimney			···-	X			wood gas logs mock other:							
Carport				ļ	X	<u> </u>	attachednot attached							
Garage				X		L	attachednot attached							
Garage Door Openers				ļ	ム	<u> </u>	number of units: number of remotes:							
··· · · · · · · · · · · · · · · · · ·				X	<u> </u>	ownedleased from:								
Security System				<u> </u>	X		ownedlease							
Solar Panels					ン	<u> </u>	ownedlease							
Water Heater ×					electric x gas	-	her		number of units:					
Water Softener					X	ļ <u>.</u>	ownedlease	d fro	m:					
Other Leased Items(s)				<u> </u>	X		if yes, describe:							
(TXR-1406) 09-01-19			Initia	eled i	by: B	luyer	<i></i> a	nd S	eller	:	, Ра	ge '	1 of	6

Concerning the Property	at		1607 Park Harbor Ct Houston, TX 77084-3717 automatic manual areas covered:					
Underground Lawn Sprin		T						
Septic / On-Site Sewer F						-Site Sewer Facility (TXR-1407)		_
								
(If ves. complete, sig	in and a stroy of cover	attach	ellMUDco-opunknown yes X nounknown TXR-1906 concerning lead-baAge:() the Property (shingles or	ised pain	t haza	rds)(approx placed over existing shingles		
			ems listed in this Section 1 the describe (attach additional s			vorking condition, that have defact.	ects,	or
section 2. Are you (Se aware and No (N) if you	es Xno	o If yes	f any defects or malfunction	heets if n	of the	e following? (Mark Yes (Y) if y	ou a	ıre
section 2. Are you (Se aware and No (N) if you ltem	es Xno	o If yes	f any defects or malfunction Item	heets if n	of the	e following? (Mark Yes (Y) if y	you a	ıre
Section 2. Are you (Se aware and No (N) if you ltem	es Xno	vare of	f any defects or malfunction item Floors	heets if n	of the	e following? (Mark Yes (Y) if y Item Sidewalks	you a	nre
Section 2. Are you (Se aware and No (N) if you ltem Basement Ceilings	es Xno	rare of awai	f any defects or malfunction item Floors Foundation / Slab(s)	heets if n	of the	e following? (Mark Yes (Y) if y Item Sidewalks Walls / Fences	you a	N X
section 2. Are you (Se aware and No (N) if you ltem Basement Ceilings Doors	es Xno	vare of	f any defects or malfunction re.) Item Floors Foundation / Slab(s) Interior Walls	heets if n	of the	e following? (Mark Yes (Y) if y Item Sidewalks Walls / Fences Windows	you a	nre
Section 2. Are you (Se aware and No (N) if you ltem Basement Ceilings Doors Driveways	es Xno	vare of tawar	f any defects or malfunction re.) Item Floors Foundation / Slab(s) Interior Walls Lighting Fixtures	heets if n	of the	e following? (Mark Yes (Y) if y Item Sidewalks Walls / Fences	you a	Ire N X
section 2. Are you (Se aware and No (N) if you ltem Basement Ceilings Doors	es Xno	vare of	f any defects or malfunction re.) Item Floors Foundation / Slab(s) Interior Walls	heets if n	of the	e following? (Mark Yes (Y) if y Item Sidewalks Walls / Fences Windows	you a	Ire N X

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

Condition	Y	N
Radon Gas		X
Settling		X.
Soil Movement		人
Subsurface Structure or Pits		×
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		×
Water Damage Not Due to a Flood Event		×
Wetlands on Property		×
Wood Rot		^
Active infestation of termites or other wood 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*		X

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1607 Park Harbor Ct Concerning the Property at Houston, TX 77084-3717 If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): *A single blockable main drain may cause a suction entrapment hazard for an individual. Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? $\underline{\hspace{0.2cm}}$ yes $\underline{\hspace{0.2cm}}$ no If yes, explain (attach additional sheets if necessary): Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.) _ X 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 X 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 the answer to any of the above is yes, explain (attach additional sheets as necessary): *For purposes of this notice: "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. "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

"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.

as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

1607 Park Harbor Ct

Concerning	the Property at Houston, TX 77084-3717
provider,	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes \(\frac{1}{2} \) no If yes, explain (attach additional necessary):
Even w	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Then not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s).
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes x no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are .)
<u>Y N</u>	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.
<u> </u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Graham Managerant
	Name of association: Grah Manager's Manager's name: Phone: 7/3-334-8000 Fees or assessments are: \$
_ ≯	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 _x no If yes, describe:
<u> </u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ _ _ X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ 🗲	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ 🗡	Any condition on the Property which materially affects the health or safety of an individual.
_ <u>*</u>	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 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.
<u> </u>	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the ansv	ver to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406) 09-01-19 Initialed by: Buyer And Seller: Page 4 of 6

Concerning the Pro	perty at		1607 Park Ha Houston, TX 77		
Section 9. Seller	y has _ has	not attached a survey	of the Property.		
persons who re	gularly provide	years, have you (\$ e inspections and vections?yes no	vho are either	licensed as inspec	ctors or otherwise
Inspection Date	Туре	Name of Inspec	tor		No. of Pages
Note: A buye		on the above-cited repor			of the Property.
	A buyer sh	nould obtain inspections	from inspectors ch	osen by the buyer.	
		tion(s) which you (Sell	er) currently clair		
<u></u> → Homestead		Senior Citizen		Disabled	
		Agricultural		_x Disabled Vetera Unknown	ın
		er filed a claim for dar		_	
		er award in a legal proces 🗴 no If yes, explain:			
Section 14. Does requirements of C	hapter 766 of t	ave working smoke de he Health and Safety C ry):	etectors installed	in accordance with vnno ∡yes. If no	the smoke detector or unknown, explain.
installed in ac including perf	cordance with the formance, location,	Safety Code requires one-formation in the second requirements of the building and power source required to the second record rec	ng code in effect in ements. If you do no	the area in which the dw t know the building code	velling is located, e requirements in
family who wi impairment fro the seller to it	ill reside in the dwo om a licensed phys Install smoke detec	nstall smoke detectors for the relling is hearing-impaired; sician; and (3) within 10 day stors for the hearing-impaire stalling the smoke detectors	(2) the buyer gives s after the effective of and specifies the	the seller written evident late, the buyer makes a v locations for installation.	ce of the hearing vritten request for The parties may
		ments in this notice are interested Seller to provide in			
		5/23/22	Smarle	Derun	<u> </u>
Signature of Seller	. 1 -	Date	Signature of Sell	er U	Date
Printed Name:	10Ther J. 0	zwilefsky	Printed Name: _	Amenda De	wiletsky
(TXR-1406) 09-01-19) Init	ialed by: Buyer	and Seller:	3	Page 5 of 6

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* (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.

Electric: Reliant Ency	phone #: 866-222-7/90
Sewer. Harston Public Works	phone #: 7/3 - 37/1 - 1400
Water: Works Public works	phone #: 7/3-371-1400
Cable:	phone #:
Trash: City of Houston	phone #: 7/3-437-03//
Trash:	phone#: '7/3-659-ス///
Phone Company:	phone #:
Propane:	phone #:
Internet: XFINTY	phone#: 900 - 934 - 6489

(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.

(6) The following providers currently provide service to the Property:

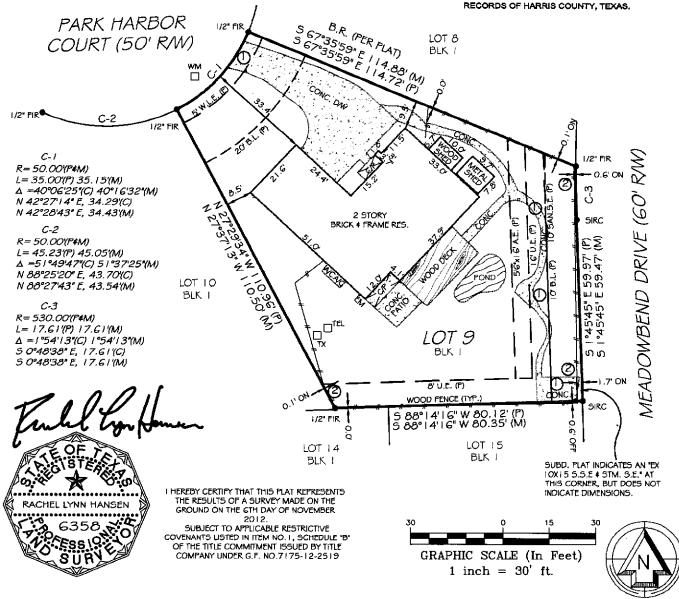
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: MC, AD	Page 6 of 6

1211.0326 BOUNDARY SURVEY HARRIS COUNTY

NOTES:
W.L.E. - WATER LINE EASEMENT
A.E.- AERIAL EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM. S.E. = STORM SEWER EASEMENT
FENCE OWNERSHIP NOT DETERMINED

NOTES:

1.) SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING AND POWER COMPANY, AS PROVIDED FOR IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. S567321 OF THE REAL PROPERTY



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.

Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

By performing a search with the local governing municipality or www. fema.gov, the property appears to be located in zone AE (with a Base Flood Elevation of 110). This Property was found in HARRIS COUNTY, community number 480287, dated 06/18/07.

CLIENT NUMBER: 49909

DATE: 11/7/2012

BUYER: Matt Dzwilefsky and Amanda Dzwilefsky

SELLER: Federal National Mortgage Association A/K/A Fannie Mae

CERTIFIED TO: MATT DZWILEFSKY AND AMANDA DZWILEFSKY; TEXAS AMERICAN TITLE COMPANY; TITLE RESOURCES GUARANTY COMPANY; USAA FEDERAL SAVINGS BANK

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

1. CONCRETE OVER W.L.E., U.E. & SAN.S.E. 2. WOOD FENCE OVER 8° U.E.

SURVEY COORDINATED BY:



P 866-772-8813 F 215-359-1733 www.truelinetech.com

LB#10193731

www.exacta365.com P (512)782-9398 • F (512)782-9399

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