TEXAS REALTORS

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 PROPERTY AT 502 Deer Hollow Drive, Sugar Land, TX 77479

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 \Box is \Box is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \Box <u>06/04/2022</u> (approximate date) or \Box never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	Ν			terr			Y	Ν			Item	Υ	NU	
Cable TV Wiring			Ν	l	Liquid Propane Gas:			\leq			Pump: 🛛 sump 🛛 grinder		\Box		
Carbon Monoxide Det.		Ν		-	-LP Community (Captive)				\checkmark		Rain Gutters	Σ			
Ceiling Fans	\mathbf{V}			-	·LΡ	on I	Property			\checkmark		Range/Stove	Σ		
Cooktop	\mathbf{V}			H	Hot	Tub)		Ν			Roof/Attic Vents		\Box	
Dishwasher	\mathbf{V}				ntei	con	n System		\mathbf{V}			Sauna		\Box	
Disposal	\mathbf{V}			1	Micr	owa	ave	$\mathbf{\nabla}$				Smoke Detector	Σ		
Emergency Escape Ladder(s)		Ν		(Outdoor Grill		Smoke Detector – Hearing Impaired								
Exhaust Fans			Σ	F	Pati	o/De	ecking	$\mathbf{\nabla}$				Spa		\square	
Fences	$\mathbf{\nabla}$			F	Plun	nbir	ng System	$\mathbf{\nabla}$				Trash Compactor		\Box	
Fire Detection Equip.	\mathbf{V}			F	- 00			\leq				TV Antenna		\Box	
French Drain			$\mathbf{\nabla}$	I	200	l Eq	uipment	\checkmark				Washer/Dryer Hookup	\mathbf{V}		
Gas Fixtures	\mathbf{V}			F	200	I Ma	aint. Accessories	\checkmark				Window Screens	Σ		
Natural Gas Lines	\mathbf{V}			I	- 00	l He	ater		\mathbf{V}			Public Sewer System	\mathbf{V}		
Item				V	N U Additional Information										
Central A/C					N	U Additional Information □ ☑ ☑ □ ☑ ☑									
Evaporative Coolers									number of units: 2						
Wall/Window AC Units				D D number of units:											
Attic Fan(s)					□ □ ☑ if yes, describe:										
Central Heat	tral Heat 🛛 🖓 🖓 🖓 electric 🖉 gas number of units:				🗹 🗖 🗖 electric 🗹 gas number of units:										

Central Heat		electric gas number of units:
Other Heat		if yes describe:
Oven		□ number of ovens:1 □ electric □ gas ☑ other:
Fireplace & Chimney		wood gas logs mock other: never used
Carport		☑ ☐ attached ☐ not attached
Garage		attached not attached
Garage Door Openers		number of units: 1 number of remotes: 2
Satellite Dish & Controls		☑ □ owned □ leased from
Security System		owned leased from
Solar Panels		owned leased from
Water Heater		lettric gas other:unsure number of units: 1
Water Softener		□
Other Leased Item(s)		☑ if yes, describe:
(TXR-1406) 09-01-19	Initialed by: Buye	er: and Seller: 900, 220 Page 1 of 6

Keller Williams - Signature

Underground Lawn Sprinkler		🗹 automatic	manual	areas covered:	
Septic / On-Site Sewer Facility		if yes, attach	Information A	About On-Site Sewer Fa	cility (TXR-1407)
Water supply provided by:				own 🛛 other:	
Was the Property built before 1978					
(If yes, complete, sign, and atta	ach TXR-1	906 concernin	g lead-base	d paint hazards).	
Roof Type: shingles		Age:9			(approximate)
Is there an overlay roof covering or covering)? □ yes □ no ☑ unkn		perty (shingles	or roof cove	ring placed over existing	g shingles or roof
Are you (Seller) aware of any of the defects, or are need of repair? vy sprinkler system is not working, cause un	yes 🗆 no	b If yes, descr	ibe (attach a	dditional sheets if neces	ssary): <u>Automatic</u>
ceiling fans upstairs not working.					

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Υ	Ν
Basement		$\mathbf{\Sigma}$
Ceilings		Ν
Doors		$\mathbf{\Sigma}$
Driveways		Σ
Electrical Systems		N
Exterior Walls		\checkmark

Item	Υ	Ν
Floors		$\mathbf{\Sigma}$
Foundation / Slab(s)		$\mathbf{\Sigma}$
Interior Walls		Σ
Lighting Fixtures		$\mathbf{\Sigma}$
Plumbing Systems		Ν
Roof		\mathbf{V}

Item	Υ	Ν
Sidewalks		K
Walls / Fences		N
Windows		N
Other Structural Components		Ν

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

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		Ν	Condition Y N
Aluminum Wiring		$\mathbf{\nabla}$	Radon Gas 🛛 🖓
Asbestos Components		$\mathbf{\nabla}$	Settling
Diseased Trees: oak wilt		$\mathbf{\nabla}$	Soil Movement
Endangered Species/Habitat on Property		$\mathbf{\nabla}$	Subsurface Structure or Pits
Fault Lines		$\mathbf{\nabla}$	Underground Storage Tanks
Hazardous or Toxic Waste		$\mathbf{\nabla}$	Unplatted Easements
Improper Drainage		$\mathbf{\nabla}$	Unrecorded Easements
Intermittent or Weather Springs		\checkmark	Urea-formaldehyde Insulation
Landfill		\checkmark	Water Damage Not Due to a Flood Event
Lead-Based Paint or Lead-Based Pt. Hazards		$\mathbf{\nabla}$	Wetlands on Property
Encroachments onto the Property		\checkmark	Wood Rot
Improvements encroaching on others' property		\checkmark	Active infestation of termites or other wood
			destroying insects (WDI)
Located in Historic District		$\mathbf{\nabla}$	Previous treatment for termites or WDI
Historic Property Designation		\checkmark	Previous termite or WDI damage repaired
Previous Foundation Repairs	$\mathbf{\nabla}$		Previous Fires
Previous Roof Repairs		$\mathbf{\nabla}$	Termite or WDI damage needing repair
Previous Other Structural Repairs			Single Blockable Main Drain in Pool/Hot
		\checkmark	Tub/Spa*
Previous Use of Premises for Manufacture			
of Methamphetamine		\checkmark	
(TXR-1406) 09-01-19 Initialed by: Buyer:			and Seller:

281-599-7600

dotloop signature verification: dtlp.us/euVx-rx1a-WUJL

Concerning the Property at 502 Deer Hollow Drive, Sugar Land, TX 77479

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Foundations repaired in 2020 on right side of the house, and before 2017 on left size of the house by previous owner

*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? ves I no If ves, 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.)

Υ	Ν	
\checkmark		Present flood insurance coverage (if yes, attach TXR 1414).

- \Box 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 D wholly D 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 D wholly D partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). $\Box \square$
- Located \Box wholly \Box partly in a floodway (if yes, attach TXR 1414).
- Located \Box wholly \Box 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): property covered by standard flood insurance, never filed any claim, never flooded.

*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 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.

CP QNER (TXR-1406) 09-01-19 Initialed by: Buyer: and Seller: Page 3 of 6

Keller Williams - Signature 920 South Fry Road Katy, TX 77450 281-599-7600 **Kevin Hayes**

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* U yes V no If yes, explain (attach additional sheets as necessary):

*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.)

<u>Y</u> 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.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:Greatwood HOA

 Manager's name: Calvin Gorriaran
 Phone:(281) 545-1134

 Fees or assessments are: \$900
 per year

 Any unpaid fees or assessment for the Property?
 yes (\$_____)

 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

- 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:
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- 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.
- 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.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district. If the answer 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:	06/21/22 11:21 PM CDT dottoop verified	,		Page 4 of 6
Keller Williams - Signature	920 South Fry Road Katy, T	X 77450	281-59	9-7600	Kevir	n Hayes	

Section 9. Seller \Box has \square 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? \Box yes \boxtimes no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

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:

□ Senior Citizen □ Agricultural

Homestead
Wildlife Management
Other:

-, -	 ····,	
	Disa	bled

Disabled Veteran

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? \Box yes \bowtie no lf 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?* I unknown I no yes. If no or unknown, explain. (Attach additional sheets if necessary): smoke detectors are installed and routinely checked, still need to be tested

*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.

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.

Julien M. Bost	dotloop verified 06/21/22 11:21 PM CDT V6JW-CKYN-4ZSA-EECD	Constance L. Bost		dotloop verified 06/22/22 12:06 AM CDT YX7F-QCOF-DUG9-EZ19
Signature of Seller	Date	Signature of Seller		Date
Printed Name: Julien M. Bos	t	Printed Name: Const	ance L. Bost	
ADDITIONAL NOTICES	O BUYER:			
(TXR-1406) 09-01-19	Initialed by: Buyer:	and Seller:	06/22/2 1205 AM CDT dotloop verified	Page 5 of 6
Keller Williams - Signature	920 South Fry Road Katy, TX 77450	281-599-7600	Kevin Haves	

- (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 <u>https://publicsite.dps.texas.gov/SexOffenderRegistry</u>. 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	phone #: <u>1-866-222-7100</u>
Sewer:Sugar Land sewer	phone #:281-275-2900
Water: Sugar Land water	phone #:281-275-2900
Cable: <u>N/A</u>	phone #:
Trash: <u>Republic services</u>	phone #: <u>713-726-7300</u>
Natural Gas: _{Centerpoint}	phone #:800-752-8036
Phone Company: _{N/A}	phone #:
Propane: <u>N/A</u>	phone #:
Internet: Xfinity	phone #:1-800-XFINITY

(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 Na	ime:		
(TXR-1406) 09-01-19	Initialed by: Buyer:		and Seller:	JMB 06/21/22	CLB 06/22/22	Page 6 of 6

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION

11-10-2020



(NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

502 Deer Hollow Drive, Sugar Land, TX 77479

(Street Address and City)

GREATWOOD COMM

832-864-1200

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within ______days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
- □ 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer □ does does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.

4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

- **B. MATERIAL CHANGES.** If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.
- **C. FEES AND DEPOSITS FOR RESERVES:** Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$250 and Seller shall pay any excess.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

	Julien M. Bost	dotloop verified 06/22/22 8:53 PM CDT VGED-H6AF-QZLY-3WBX
Buyer	Seller	
	Constance L. Bost	dotloop verified 06/23/22 1:05 PM CEST UUNG-GUAE-PLFH-YQSN
Buyer	Seller	

dotloop signature verification: dtlp.us/w3Tx-Mn9W-CHM5



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Fort Bend Co MUD #109 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is 9.34 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is 9.34 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$\$15,610,000 , and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$\$\$15,610,000

2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is $\frac{n}{a}$. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

X Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).

_Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).

___Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.

A) The district is located in whole or in part within the corporate boundaries of the City of <u>Sugar Land</u>. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of ______ By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: GREATWOOD CROSSING SEC 3, BLOCK 2, LOT

Julien M. Bost	dotloop verified 06/22/22 8:53 PM CDT MNGD-JEJT-AOVK-R4FO	Constance L Bost	dotloop verified 06/23/22 1:05 PM CEST HAPE-O3SZ-1RCF-6KZG
Signature of Seller	Date	Signature of Seller	Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Signature of Purchaser	Date	Signature of Purchaser	Date

NOTE: Correct district name, tax rate, bond amounts. and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1,2016____" for the words "this date" and place the correct calendar year in the appropriate space.



INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS[®], INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS[®], Inc., 2021

CONCERNING THE PROPERTY AT 502 Deer Hollow Drive, Sugar Land, TX 77479

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature	Date	Signature	Date