

## **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: 19111 Remington Manor Drive, Cypress, Texas 77433

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					,	, •	1 1	TO DI OLLLIN, OLLLINO			
Seller ⊠ is □ is not occu Property? occupied the Property	pyi	ng	the	property. If unoccupied (by S	Sell	er),		v long since Seller has occup approximate date) or □ nev		th	е
				ms marked below: (Mark Ye o be conveyed. The contract will				(N), or Unknown (U).) which items will & will not conv	ey.		
Item	Υ	N	U	Item	Υ	N	U	Item	Υ	N	ι
Cable TV Wiring	Χ			Liquid Propane Gas		Х		Pump: ☐ sump ☐ grinder		X	
		· .							\	$\neg$	_

Item	Y	N	U	Item
Cable TV Wiring	Х			Liquid Pro
Carbon Monoxide Det.		Х		- LP Com
Ceiling Fans	Х			- LP on P
Cooktop		Х		Hot Tub
Dishwasher	X			Intercom
Disposal	Х			Microwav
Emergency Escape Ladder(s)		Х		Outdoor (
Exhaust Fan	X			Patio/Dec
Fences	X			Plumbing
Fire Detection Equipment	Х			Pool
French Drain		Χ		Pool Equi
Gas Fixtures	Х			Pool Mair
Natural Gas Lines	Х			Pool Hear

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

Item	Υ	N	U
Pump: ☐ sump ☐ grinder		Х	
Rain Gutters	X		
Range/Stove	Х		
Roof/Attic Vents			X
Sauna		Х	
Smoke Detector	X		
Smoke Detector Hearing		Х	
Impaired		^	
Spa		Х	
Trash Compactor		Х	
TV Antenna		Х	
Washer/Dryer Hookup	Х		
Window Screens		Х	
Public Sewer System	Х		

Item	Υ	N	U	Additional Information
Central A/C	Χ			☑ electric ☐ gas number of units: 1
Evaporative Coolers		Х		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	Χ			□ attached □ not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: 1
Satellite Dish & Controls		Х		$\square$ owned $\square$ leased from:
Security System			Χ	$\square$ owned $\square$ leased from:
Solar Panels		Х		□ owned □ leased from:
Water Heater	X			□ electric ⊠ gas □ other number of units: 1

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

Prepared with Sellers Shield

		, , , , ,									
Water Softener		X				leased from					
Other Leased Item(s)	X		if yes,	des	crit	oe: Home is	з рі	e-w	rired for security system		
Underground Lawn Sprinkler	X		□ automatic □ manual areas covered: Front and back yard								
Septic / On-Site Sewer Facility	X   if Yes, attach Information About On-Site Sewer Facility.(TXR-140								140	7)	
Water supply provided by: □ city	□w	ell 🗵	MUD	□с	:O-C	p 🗆 unkn	ow	n [	□ other:		
Was the Property built before 197	'8? □	yes	⊠ no	□ ur	nkn	own					
(If yes, complete, sign, and attach	TXR	R-1906	conce	rning	g le	ad-based p	air	nt ha	azards).		
Roof Type: Composite (Shingles)					Α	ge: 2 (appr	oxi	mat	e)		
Is there an overlay roof covering of covering of covering)? ☐ Yes ☐ No ☒ Unkn		-	erty (sł	ningl	es	or roof cov	erir	ng p	laced over existing shingles or	roof	=
Are you (Seller) aware of any of the defects, or are in need of repair?	ne ite	ms list					are	not	in working condition, that have		
		<u> </u>									
Section 2. Are you (Seller) awai	e of	any de	efects	or n	nalf	functions i	n a	ny	of the following?: (Mark Yes (	<b>(Y)</b> i	if
you are aware and No (N) if you		-								` ,	
Item Y	N	Item					Υ	N	Item	Υ	N
Basement	X	Floors	;					Χ	Sidewalks		Х
Ceilings			lation /	Slal	b(s`	)		X	Walls / Fences		Х
Doors	_		r Walls			,		Х	Windows		Х
Driveways	Х	Lightir	ng Fixti	ıres				X	Other Structural Components		Х
Electrical Systems	_		ing Sy					X			
Exterior Walls	_	Roof	<u> </u>					X			
If the answer to any of the items in	n Sec	ction 2	is Yes	exp	olair	n (attach ad	ddit	tiona	al sheets if necessary):		
Section 3. Are you (Seller) aware.)	are of	f any o	of the 1	ollo	wir	ng condition	ons	s? (I	Mark Yes (Y) if you are aware	and	t
Condition			Υ	N		Condition				Υ	N
Aluminum Wiring				Х		Radon Ga	S				Χ
Asbestos Components				X		Settling					Х
Diseased Trees: ☐ Oak Wilt				Х		Soil Mover	nei	nt			Х
Endangered Species/Habitat on Property				Х		Subsurface	e S	truc	ture or Pits		Х
Fault Lines				Х	ı	Undergrou	nd	Sto	rage Tanks		Х
Hazardous or Toxic Waste				Х		Unplatted			-		Х
Improper Drainage				X		Unrecorde					Х
Intermittent or Weather Springs				X					de Insulation		Х
Landfill				X					ot Due to a Flood Event		X X X
Lead-Based Paint or Lead-Based Pt. Hazards				X		Wetlands	_				X

Wetlands on Property Wood Rot Active infestation of termites or other wood Χ destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired

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

Χ

Prepared with Sellers Shield

Encroachments onto the Property

Located in Historic District

Historic Property Designation

Previous Foundation Repairs

Improvements encroaching on others' property

Previous Roof Repairs	T X	Previous Fires	$\neg \neg$	X
Previous Other Structural Repairs		Termite or WDI damage needing repair		X
Previous Use of Premises for Manufacture of		Single Blockable Main Drain in Pool/Hot		
Methamphetamine	X	Tub/Spa*		Х
If the answer to any of the items in Section 3 is Y	es, expl	ain (attach additional sheets if necessary):		
*A single blockable main drain may cause a suction Section 4. Are you (Seller) aware of any item,	-	nent hazard for an individual. nent, or system in or on the Property that is in r	need	of
repair, which has not been previously discladditional sheets if necessary):	losed ir	n this notice? ☐ Yes ☒ No If Yes, explain	(atta	ch
check wholly or partly as applicable. Mark No		ing conditions?* (Mark Yes (Y) if you are aware ou are not aware.)	and	
Y N				
□ ⊠ Present flood insurance coverage.				
$\hfill \square$ Previous flooding due to a failure or breach a reservoir.	of a res	ervoir or a controlled or emergency release of water	er fro	m
$\hfill \square \ \boxtimes$ Previous flooding due to a natural flood ever	ent.			
☐ ☑ Previous water penetration into a structure	on the F	roperty due to a natural flood event.		
☐ ☑ Located ☐ wholly ☐ partly in a 100-year floor AH, VE, or AR).	odplain (	(Special Flood Hazard Area-Zone A, V, A99, AE, A	<b>\О</b> ,	
☐ ☑ Located ☐ wholly ☐ partly in a 500-year floor	odplain <sup>,</sup>	(Moderate Flood Hazard Area-Zone X (shaded)).		
☐ ☑ Located ☐ wholly ☐ partly in a floodway.				
□ ☑ Located □ wholly □ partly in flood pool.				
□ ☑ Located □ wholly □ partly in a reservoir.				
If the answer to any of the above is yes, explain (	(attach :	additional chapte if nacescary):		
	<u></u>	aditional entertainment of the second of the		

\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

\*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.

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>OP</u>, <u>BP</u>
Page 3 of 8



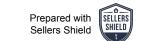
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.

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)?* □Yes ☑ 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.)
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 19111 Remington Manor Drive, Cypress, Texas 77433
$\ \square$ Homeowners' associations or maintenance fees or assessments.
If Yes, please explain: Mandatory HOA fee
If Yes, complete the following:  Name of association: Remington Grove - Sterling ASI  Manager's name: Maria Ponce Phone: 832-678-4500  Fees or assessments are: \$\$385 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:
$\square$ 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:
□ ⊠ 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:

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: OP, BP Prepared with Sellers Shield

Concerning the Property at 19111 Remington Manor Drive, Cypress, Texas	77433
$\hfill \square$ Any condition on the Property which materially affects th	e health or safety of an individual.
If Yes, please explain:	
☐ ☑ Any repairs or treatments, other than routine maintenance hazards such as asbestos, radon, lead-based paint, urea	
If Yes, attach any certificates or other documentation example, certificate of mold remediation or other rem	·
☐ ☑ Any rainwater harvesting system located on the Property public water supply as an auxiliary water source.	that is larger than 500 gallons and that uses a
If Yes, please explain:	
$\hfill\square$ The Property is located in a propane gas system service retailer.	area owned by a propane distribution system
If Yes, please explain:	
$\square$ $\boxtimes$ Any portion of the Property that is located in a groundwa	ter conservation district or a subsidence district.
If Yes, please explain:	
Section 9. Within the last 4 years, have you (Seller) recei who regularly provide inspections and who are either lice law to perform inspections?   Yes  No  Note: A buyer should not rely on the above-cited reports as a	nsed as inspectors or otherwise permitted by reflection of the current condition of the Property. A
buyer should obtain inspections from in	
Section 10. Check any tax exemption(s) which you (Sel ☑ Homestead ☐ Senior Citizen	Disabled □ Disabled
☐ Wildlife Management ☐ Agricultural	
☐ Other:	□ Unknown

Prepared with Sellers Shield

Concerning the Property at 19111 Remington Manor Drive, Cypress, Texas 77433

	Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property ance provider?
example, an in	Have you (Seller) ever received proceeds for a claim for damage to the Property (for surance claim or a settlement or award in a legal proceeding) and not used the proceeds to irs for which the claim was made? $\square$ Yes $\square$ No
detector requir	Does the Property have working smoke detectors installed in accordance with the smoke rements of Chapter 766 of the Health and Safety Code?* ☑ Yes ☐ No ☐ Unknown wn, 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 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.	

Octavio Perez	07/27/2022	Brenda Perez	07/27/2022
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Octavio Perez		Printed Name: Brenda Perez	

## **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="https://publicsite.dps.texas.gov/SexOffenderRegistry">https://publicsite.dps.texas.gov/SexOffenderRegistry</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 (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:	Reliant Energy	Phone #	
Sewer:	Harris County MUD 165	Phone #	
Water:	Harris County MUD 165	Phone #	
Cable:	N/A	Phone #	
Trash:	Best Trash	Phone #	
Natural Gas:	Center Point	Phone #	
Phone Company:	N/A	Phone #	
Propane:	N/A	Phone #	
Internet:	Xfinity	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>OP</u>, <u>BP</u>

Prepared with Sellers Shield