

SELLER'S DISCLOSURE NOTICE

Elexas Association of REAL FORES, Inc. 2022

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 PR	OPE	RT	Y A"	r			R				77406-6841			
DATE SIGNED BY SEL	LEF	(AN	ID I	S N	OT /	A SI	JESTITUTE FOR A	NY	INS	PECTI	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR AN	: 81	JYE	R
Seller is $\frac{\lambda}{6}$ is not a	CCUP	ying	the	Pro	pen (app	y. If	unoccupied (by Selimate date) or nev	er). Ær c	how	long s	since Seller has occupied the i	Stob	erty	17
Section 1. The Proper	rty h	as ti srabi	he it	tem:	ma ms i	rke o be	d below: (Mark Yes	(Y)	No V de	(N), o	or Unknown (U).) a which items will & will not conve	ÿ		
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Fences	IX				Plumbing System			X			Trash Compactor		X	
Fire Detection Equip.		X			Po	ol		Destroine Physics	X		TV Antenna	-	X	
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is there an overlay roof covening)?yes X nour	ænng on	the Proper	rty (s	shargh	es or roof co	renng	placed over existing shing	ples or	1001
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Section 2. Are you (Seller) aware and No (N) if you are	aware of not awar	any defect	s or	malfu	inctions in an	y of th	e following? (Mark Yes (Y) if you	are
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Concerning	the Property at Richmond, TX 77406-6841
f the answ	er 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 hazara for an individual
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair not been previously disclosed in this notice?yesno If yes, explain (attach additional sheets
	Are you (Seller) aware of any of the following conditions?" (Mark Yes (Y) if you are aware and checoartly as applicable. Mark No (N) if you are not aware.)
N	
X	Present flood insurance coverage.
X X X X X X X X X X X X X X X X X X X	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.
X	Previous water penetration into a structure on the Property due to a natural flood.
- Š	Localed wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AC AH, VE, or AR).
	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
_ X	Locatedwhollypartly in a floodway.
X	Located wholly partly in a flood pool.
	Locatedwhollypartly in a reservoir.
if the answ	er to any of the above is yes, explain (attach additional sheets as necessary):
On the State of th	
*If Bu	ver is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
For pu	poses of this natice
which i	our floodplain" means any area of land that. (A) is identified on the flood insurance rate map as a special flood hazard area 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 is considered to be a high risk of flooding, and (C), may include a regulatory floodway, flood pool, or reservoir
area. V	ear floodplain" means any area of land that (A) is identified on the flood insurance rate map as a moderate flood hazan mich is designated on the map as Zone X (shaded), and (B) has a two-tenths of one percent annual chance of flooding s considered to be a moderate risk of flooding
*Flood subject	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that i to controlled inundation under the management of the United States Army Corps of Engineers
"Flood under I	insurance rate map" means the most recent food hezard map published by the Federal Emergency Management Agenc he National Flood Insurance Act of 1968 (42.0 S.C. Section 4001 et seq.)
of a nv as n 10	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the chance or or other watercourse and the adjacent land amas that must be reserved for the discharge of a base flood, also referred to O-year flood, without cumulatively increasing the water surface elevation more than a designated height
Roser water c	ror" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain If delay the runoff of water in a designated surface area of land.
(TXR-1406)	07-08-22 Initialed by Buyer and Seller VH KH Page 3 of 6

sheets a	r, including the National Flood Insurance Program (NFIP)?yes X no If yes, explain (attach additional sine cessary):
Ever risk	nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance when 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 ture(s)
Adminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property?yes X no If yes, explain (attach additional sheets at ry):
Section not awa	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N X	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.
Χ	Homeowners' associations of maintenance fees or assessments. If yes, complete the following Name of association: The GONE HIDA
	Manager's name: Fees or assessments are \$ Q\(\frac{\partial}{2}\) \ per \(\frac{\frac{\partial}{\partial}{2}\) \ and are: \(\text{X-mandatory}\) \ voluntary Any unpaid fees or assessment for the Property? \(\text{yes}\) \(\text{S}\) \(\text{X}\) no 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:
X	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.)
X	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
X	Any condition on the Property which materially affects the health or safety of an individual.
_ X	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).
X	Any rainwater harvesting system located on the Property that is larger than 500 gallions and that uses a public water supply as an auxiliary water source
X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
X	Any portion of the Property that is located in a groundwater conservation district or a subsidence district

	perty at	Richmon	id, TX 77406-6841	
ersons who re-	aulariv provide	years, have you (Seller) receive inspections and who are ections?yes \(\times \) no If yes at	mittage tienment me images	town or attendant
nspection Date	Туре	Name of Inspector		No of Pages
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Note: A buyer	should not rely A buyer st	on the above-cited reports as a reflood obtain inspections from inspe	lection of the current condition of ctors chosen by the buyer	of the Property
ection 10. Check		tion(s) which you (Seller) curren		
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Wildlife Man	agement	Agricultural	Disabled Veterar	3
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which the claim w	the Property h	r award in a legal proceeding) and is X no if yes, explain: ave working smoke detectors in the Health and Safety Code?*	nd not used the proceeds to n	he smake detector
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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 www.lxdps.state.tx.us. 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 hait insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hait 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.

000-052-5141

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

- Damer Nivl

Electing Thirtie	1741		000 000
Sewer Pran	hrove Mud	phone #:	a31-238-5000
Water Pran	Grove MUD	phone #	The state of the s
Cable Y/A		phone #	
Trash KLAN	DOW MUD	phone #	6000 300 2 000 alamatem trans-
Natural Gas (1)	er point Energy	phone #:	713-659-2111
Phone Company	n/a^{\prime}	phone #	
Propane 11		phone #	
Internet AT-4	1	phone #	The state of the s
The undersigned Buyer a Signature of Buyer	cknowledges receipt of the foregoi		
	#% 18 g 2 f2		Date
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price:
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Gentry Group		cgentry09@aol.com	(713)557-1906
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
The second secon			/m/a\mm
Carrietta M Gentry		cgentry09@aol.com	(713)557-1906
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dorothy M (Dot) Mitchell		dmitch7600@aol.com	(713)907-8843
Sales Agent/Associate's Name	License No.	Email	Phone
BJH	Let	7/15/2022 7/15/2022	
Buver/Te	enant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

The Gentry Group, 3262 Persimmon Grove Richmond TX 77469

Phone: 7139078843