

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, 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.

| | 4706 Cypress Bend Ct |
|---------------------------------|--|
| CONCERNING THE PROPERTY A | AT Pearland, TX 77584-1292 |
| DATE SIGNED BY SELLER AND | OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER T A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER |
| Seller is _ is not occupying th | e Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property |
| • • | items marked below: (Mark Yes (Y), No (N), or Unknown (U).) the items to be conveyed. The contract will determine which items will & will not convey. |

| Item | Υ | N | U |
|-------------------------------|---|---|---|
| Cable TV Wiring | × | | |
| Carbon Monoxide Det. | × | | |
| Ceiling Fans | × | | |
| Cooktop | × | | |
| Dishwasher | × | | |
| Disposal | × | | |
| Emergency Escape Ladder(s) | | X | |
| Exhaust Fans | × | | |
| Fences | × | | |
| Fire Detection Equip. | × | | |
| French Drain | | × | |
| Gas Fixtures | × | | |
| Natural Gas Lines | × | | |

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

| Item | Υ | N | U |
|--------------------------|---|---|---|
| Pump:sumpgrinder | | X | |
| Rain Gutters | × | | |
| Range/Stove | X | | |
| Roof/Attic Vents | × | | |
| Sauna | | X | |
| Smoke Detector | × | | |
| Smoke Detector - Hearing | | X | |
| Impaired | | | |
| Spa | | × | |
| Trash Compactor | × | | |
| TV Antenna | | × | |
| Washer/Dryer Hookup | × | | |
| Window Screens | × | | |
| Public Sewer System | × | | |

| Item | Υ | N | U | Additional Information |
|---------------------------|---|---|---|--|
| Central A/C | × | | | electric gas number of units: |
| Evaporative Coolers | | × | | number of units: |
| Wall/Window AC Units | | × | | number of units: |
| Attic Fan(s) | | × | | if yes, describe: |
| Central Heat | × | | | electric 🔀 gas number of units: 🔼 |
| Other Heat | | × | | if yes, describe: |
| Oven | × | | | number of ovens: electric gas other: |
| Fireplace & Chimney | × | | | wood <u>×</u> gas logs mockother: |
| Carport | | × | | attached not attached |
| Garage | × | | | attached not attached |
| Garage Door Openers | × | | | number of units: number of remotes: |
| Satellite Dish & Controls | | × | | owned leased from: |
| Security System | × | | | owned leased from: |
| Solar Panels | | × | | ownedleased from: |
| Water Heater | × | | | electric 🔀 gas other: number of units: |
| Water Softener | | × | | owned leased from: |
| Other Leased Items(s) | | × | | if yes, describe: |

(TXR-1406) 07-08-22

Initialed by: Buyer:

and Seller: gR

Page 1 of 6

4706 Cypress Bend Ct Pearland, TX 77584-1292

Concerning the Property at

| Underground Lawn Sprinkler | × | | x automatic manual areas covered: | |
|---------------------------------|---|---|--|---|
| Septic / On-Site Sewer Facility | | X | if yes, attach Information About On-Site Sewer Facility (TXR-1407) | _ |

| eptic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TXR-1407) | |
|---|--|
| ater supply provided by: 🔀 citywellMUD co-op unknown other: | |
| as the Property built before 1978? yes <mark>≍</mark> no unknown | |
| (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). | |

 $Roof\ Type:\ {}^{30\,\text{year composition shingles with wind storm Certificate}$ Age: 1 day (installed 10-20-2022 (approximate) Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes X no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ___ no If yes, describe (attach additional sheets if necessary): Some minor corrosion visible on pipe in attic and under kitchen sink. Fireplace does not have damper clip., door leading from garage is not self

The dishwasher does not work.

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 | N |
|--------------------|---|---|
| Basement | | × |
| Ceilings | × | |
| Doors | | × |
| Driveways | | × |
| Electrical Systems | × | × |
| Exterior Walls | | × |

| Item | Υ | N |
|----------------------|---|---|
| Floors | | × |
| Foundation / Slab(s) | | × |
| Interior Walls | | × |
| Lighting Fixtures | × | |
| Plumbing Systems | | × |
| Roof | | × |

| Item | Υ | N |
|-----------------------------|---|---|
| Sidewalks | | × |
| Walls / Fences | | × |
| Windows | × | |
| Other Structural Components | | × |
| | | |
| | | |

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Some nail pops and minor hairline crack at corner ceiling, one ceiling fan Pull Chain stuck, , exterior corner pops, no AFCi-not required when home Built. Some window screens missing or damaged.

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

| Condition | Υ | N |
|--|---|---|
| Radon Gas | | × |
| Settling | | × |
| Soil Movement | | × |
| Subsurface Structure or Pits | | × |
| Underground Storage Tanks | | × |
| Unplatted Easements | | × |
| Unrecorded Easements | | × |
| 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* | | × |

(TXR-1406) 07-08-22

and Seller: Initialed by: Buyer:

Phone: 214.682.7261

Page 2 of 6

| Concerning | 4706 Cypress Bend Ct ning the Property at Pearland, TX 77584-1292 | |
|-------------|--|---------------------|
| If the answ | nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): | |
| | | |
| *A single | ingle blockable main drain may cause a suction entrapment hazard for an individual. | |
| which has | 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is has not been previously disclosed in this notice? yes X no If yes, explain (attach a ary): | additional sheets i |
| | | |
| | n 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are or partly as applicable. Mark No (N) if you are not aware.) | aware and check |
| Y N | | |
| × | Present flood insurance coverage. | |
| × | Previous flooding due to a failure or breach of a reservoir or a controlled or eme water from a reservoir. | rgency release o |
| × | Previous flooding due to a natural flood event. | |
| × | Previous water penetration into a structure on the Property due to a natural flood. | |
| × | Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone AAH, VE, or AR). | v, V, A99, AE, AO |
| <u>×</u> | Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone > | ((shaded)). |
| × | Located wholly partly in a floodway. | |
| × | Located wholly partly in a flood pool. | |
| × | Located wholly partly in a reservoir. | |
| f the answ | nswer to any of the above is yes, explain (attach additional sheets as necessary): | |

*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.

"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.

and Seller: (TXR-1406) 07-08-22 Initialed by: Buyer: Page 3 of 6

Fax: .214-242-5413

500 year flood plain

4706 Cypress Bend Ct Pearland, TX 77584-1292

| Concerning | g the Property at Pearland, TX 77584-1292 |
|--------------|--|
| provider, i | Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?* yes X 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 when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s). |
| Administra | Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes × no If yes, explain (attach additional sheets a): |
| 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> 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. |
| × | Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: The Parks at Walnut Bend |
| | Manager's name: ACM Phone: 281-251-2292 |
| | Manager's name: ACM Phone: 281-251-2292 Fees or assessments are: \$ 315 per Year and are: Manager 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 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). |
| X | 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 answ | ver to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): |
| (TXR-1406) | 07-08-22 Initialed by: Buyer:, and Seller: ### Page 4 of |

| Concerning the Property at | | 4706 Cypress Bend Ct Pearland, TX 77584-1292 | |
|---|---|---|--|
| | | | |
| persons who regula | rly provide inspections and | (Seller) received any written in who are either licensed as in no If yes, attach copies and complete | spectors or otherwise |
| | /pe Name of Insp | ector | No. of Pages |
| 10-4-2022 Resi | Donald Sellstrom | | 58 |
| | | | |
| Note: A buyer sho | | orts as a reflection of the current cond | |
| | • | s from inspectors chosen by the buye | |
| | | eller) currently claim for the Propert | y: |
| Homestead Wildlife Manager | Senior Citizen nent Agricultural | Disabled Disabled V | otoron |
| Other | Agricultural | | eleran |
| | er 766 of the Health and Safety | detectors installed in accordance value. Code?* unknown no very yes. | |
| installed in accorda including performar effect in your area, y | nce with the requirements of the buil nce, location, and power source requivou may check unknown above or cont | r-family or two-family dwellings to have wo ding code in effect in the area in which the frements. If you do not know the building fact your local building official for more infol the hearing impaired if: (1) the buyer or a | ne dwelling is located, code requirements in rmation. |
| family who will resi impairment from a li the seller to install agree who will bear Seller acknowledges tha | de in the dwelling is hearing-impaired icensed physician; and (3) within 10 desimoke detectors for the hearing-impathe cost of installing the smoke detectors the statements in this notice are | d; (2) the buyer gives the seller written everys after the effective date, the buyer makerized and specifies the locations for installators and which brand of smoke detectors to be true to the best of Seller's belief and | vidence of the hearing es a written request for ation. The parties may install. It that no person, including |
| Authentisign' | ctea or influenced Seller to provide | e inaccurate information or to omit any | material information. |
| Troy Edward Robinson Signature of Seller | 10/21/2022 Date | E Signature of Seller | 10/21/2022 Date |
| Printed Name: Troy Robinson | Date | Printed Name: | Date |
| (TXR-1406) 07-08-22 | Initialed by: Buyer: | , and Seller: TER , GR | Page 5 of 6 |
| (1AR-1400) 01-00-22 | ililialeu by. buyel | , and Seller. | raye 3 01 6 |

Fax: .214-242-5413

4706 Cypress Bend Ct Pearland, TX 77584-1292

Concerning the Property at

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.txdps.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 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: Direct Energy | phone #: |
|--------------------------|----------|
| Sewer: Mud | phone #: |
| Water: Pearland | phone #: |
| Cable: ATT | phone #: |
| Trash: City | phone #: |
| Natural Gas: Centerplint | phone #: |
| Phone Company: | phone #: |
| Propane: | phone #: |
| Internet: ATT | 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) 07-08-22 | Initialed by: Buyer:, | and Seller: TER , QR | Page 6 of 6 |

Fax: .214-242-5413