

TR TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

Section 5.008, Property Code, requires a seller of residential property to disclose the condition of the property and to deliver a Seller's Disclosure Notice to a buyer in a contract for the purchase of residential property. This form complies with such statutory requirements and contains additional disclosures which exceed the minimum disclosures required by the law.

CONCERNING THE PROPERTY AT [ADDRESS], [CITY], [STATE]

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 AGENT, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied by Seller, how long being? Seller has occupied the Property? (Indicate date) or never occupied the Property.

Section 5. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U))

This notice does not exhaust the items to be disclosed. The contract will disclose what items are to be disclosed.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Walk-In Fridge				Appl. Programs, Cook				Pool, Diving, Canoe			
Other Washable Car				or Community (Central)				Pool, Gates			
Swimming Pool				or in Property				Refrigerator			
Cooking				Hot Tub				Refrigerator, vented			
Refrigerator				Intercom System				Stove			
Dishwasher				Microwave				Smoke Detector			
Emergency Escape (all levels)				Outdoor Grill				Smoke Detector - hearing impaired			
Exhaust Fans				Patio/Decking				Trunk			
Fences				Pump/Sealing				Trench Compactor			
Fire Detection Equip.				Pumping System				TV Antenna			
French Drain				Pool				Washer/Dryer Hookup			
Gas Fittings				Pool Equipment				Window Screens			
Natural Gas Lines				Pool Spas, Accessories				Public Sewer System			
				Pool Heater							

Item	Y	N	U	Additional Information
Central Air				<input checked="" type="checkbox"/> electric, <input type="checkbox"/> gas, number of units
Evaporative Coolers				number of units
Wall/Window AC Units				number of units
Air. Fans				# yes, describe
Central Heat				<input type="checkbox"/> electric, <input type="checkbox"/> gas, number of units
Other Heat				# yes describe
Oven				number of ovens <input checked="" type="checkbox"/> electric, <input type="checkbox"/> gas, <input type="checkbox"/> other
Freestanding & Chimney				<input type="checkbox"/> wood, <input type="checkbox"/> gas logs, <input type="checkbox"/> brick, <input type="checkbox"/> other
Carport				attached, <input type="checkbox"/> not attached
Garage				attached, <input type="checkbox"/> not attached
Garage Door Openers				number of units, number of remotes: 2
Satellite Dish & Controls				<input type="checkbox"/> owned, <input type="checkbox"/> leased from
Security System				<input type="checkbox"/> owned, <input type="checkbox"/> leased from
Solar Panels				<input type="checkbox"/> owned, <input type="checkbox"/> leased from
Water Heater				<input type="checkbox"/> electric, <input type="checkbox"/> gas, <input type="checkbox"/> other, number of units
Water Softener				<input type="checkbox"/> owned, <input type="checkbox"/> leased from
Other Leased Item(s)				# yes, describe

(705-1408) 07-08-22

Initialed by Buyer and Seller

Are you (or any of the Seller's) located in the special flood hazard areas shown on the map?

Not flooding

Section 4. Are you (Seller) aware of any leak, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? Yes 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.)

- Present flood insurance coverage.
- 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.
- 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 A, V, AE, AH, AO, AX, VE, or AP).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area Zone X shaded).
- Located wholly partly in a floodway.
- 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).

If Buyer is concerned about these matters, Buyer may consult information About Flood Hazards (TDS 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, AE, AH, AO, AX, VE, or AP 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-hundredths 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 overbank 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 store water or delay the runoff of water in a designated surface area of land.

Section 8. Within the last 6 weeks, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed or registered or otherwise permitted by law to perform inspections? Yes No. If yes, attach copies of the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A Buyer should not rely on the above stated reports as a reflection of the current condition of the Property. A Buyer should obtain inspections from inspectors chosen by the Buyer.

Section 10. Check any box(es) which you (Seller) currently check for the Property:

Residential Service Station Industrial

Multiple Dwelling Agricultural Institutional

Other _____

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? Yes No

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property that, 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? Yes No. If yes, explain:


Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 780 of the Health and Safety Code? Unknown Yes No. If no, of unknown, explain. (Attach additional sheets if necessary):

Chapter 780 of the Health and Safety Code requires one level or two levels of testing to be conducted in accordance with the requirements of the building code in effect in the area in which the building 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 printed codes at either your local building office for more information.

A Buyer may require a seller to install smoke detectors for the building located at (1) the Buyer is a resident of the Buyer's family who will reside in the building in the future; or (2) the Buyer gives the seller written notice of the building department 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 building located 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 the notice are true to the best of Seller's belief and that no person, including the broker(s), has pressured or influenced Seller to provide inaccurate information or to omit any material information.

 3/9/23
 Signature of Buyer Date

 3/9/23
 Signature of Seller Date

Printed Name: Tyler Brooks

Printed Name: _____

Section 1. 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.)

Are there any encroachments on the Property? No Yes, please describe below.
If you complete, sign, and attach this book concerning lead-based paint hazards, to have an inspection of the Property performed by a lead-based paint inspector? Yes No
Are you (Seller) aware of any of the following conditions? Yes No

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.)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof	Floors	Windows	Walls
Basement	Stairs	Doors	Exteriors
Attic	Foundation	Lighting	Plumbing
Driveway	Interior Walls	Lighting Fixtures	Other Structural Components
Mechanical Systems	Lighting Fixtures	Plumbing Systems	
Concrete Walls	Roof		

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.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Condition	Condition	Condition	Condition
Aluminum Siding	Radon Gas	Settling	Soil Movement
Asbestos Components	Swimming Pools	Subsurface Structure or Pits	Underground Storage Tanks
Diseased Trees <input type="checkbox"/> or will <input type="checkbox"/>	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Endangered Species/Habitat on Property	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Fault Lines	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Hazardous or Toxic Waste	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Improper Drainage	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Intermittent or Weather Springs	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Lead	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Lead-Based Paint or Lead-Based PI Hazards	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Encroachments onto the Property	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Improvements encroaching on others' property	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Located in Historic District	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Historic Property Designation	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Previous Foundation Repairs	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Previous Roof Repairs	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Previous Other Structural Repairs	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations
Previous Use of Premises for Manufacture of Methamphetamine	Unexcavated Foundations	Unexcavated Foundations	Unexcavated Foundations

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, attach additional sheets as necessary.

Insurance in high risk flood areas with coverage from federal, regulated or licensed sources are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, coastal areas, and low risk flood areas to purchase flood insurance that meets the standards set by the attached primary water risk assessment.

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, 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

Floor 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: _____

Manager's name: _____ Phone: _____

Fees or assessments are \$ _____ per _____ and are: mandatory voluntary

Any unpaid fees or assessments 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, hearing, bankruptcy, and leases.)

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).

DISCLOSURE CONCERNING TO BUYERS

- 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 areas. To search the database, visit www.dps.texas.gov. The information concerning each criminal activity is certain areas or neighborhoods, contact the local police department.
- 2. If the Property is located in a wooded area that is necessary of the Gulf Intercoastal Waterway or within 1,000 feet of the mean high tide including the Gulf of Mexico, the Property may be subject to the Ocean Protection Act or the State Protection Act, Chapter 61 or 62, Natural Resource Code, respectively and a beachfront construction certificate or state protection permit may be required for future improvements. Contact the local government with ordinance authority, local construction officials to obtain licenses for these information.
- 3. If the Property is located in a historical territory of the state designated as a contributing area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue insurance and real insurance. A certificate of compliance may be required for future improvements to the Property. For more information, please review information regarding eligibility and real insurance for certain properties (7/01, 2014) and contact the Texas Department of Insurance or the Texas Workforce Commission.
- 4. This Property may be located near a military installation and may be affected by high noise or an installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the final report of installation compatible use zone study or state land use study prepared for a military installation and may be processed 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 leasing your office on secure facilities, improvements, or boundaries, you should have these items independently measured to verify any reported information.

6. The following providers currently provide service to the Property:

Electric: <u>Entergy</u>	phone # <u>800-368-5749</u>
Water:	phone #
Waste: <u>Northshore County, TX</u>	phone # <u>(409) 262-2020</u>
Cable: <u>Direct TV</u>	phone # <u>800-288-2030</u>
Internet: <u>Comcast</u>	phone #
Natural Gas:	phone #
Phone Company: <u>ATT</u>	phone #
Propane:	phone #
Internet: <u>ATT</u>	phone #

The Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on the 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: [Signature] Date: 3/19/23

Signature: [Signature] Date: 3/19/23

Printed Name: _____ Printed Name: _____
 (Check valid if all) Initialed by Buyer: and Seller: