

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 13302 Apple Tree Rd, Houston, TX 77079

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 🗹 is 🗌 is not	occupying the Property.	If unoccupied (by Seller), how	long	since Seller	^r has occu	pied
the Property?		(approximate	date)	or	🗌 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	Y	Ν	U	Item	Y	Ν	U	Item Y	Ν	U
Cable TV Wiring				Liquid Propane Gas:	\Box	\Box		Pump: sump grinder		
Carbon Monoxide Det.	\Box	\Box		-LP Community (Captive)	\Box	\Box		Rain Gutters		
Ceiling Fans		\Box	\Box	-LP on Property	\Box	\Box		Range/Stove	\Box	
Cooktop			\Box	Hot Tub	\Box		\Box	Roof/Attic Vents		
Dishwasher		\Box	\Box	Intercom System	\Box			Sauna		
Disposal			\Box	Microwave		\Box	\Box	Smoke Detector	\Box	
Emergency Escape				Outdoor Grill			Ĵ	Smoke Detector – Hearing		
Ladder(s)	\square				\square	Ľ	\cup	Impaired		
Exhaust Fans		\Box	\Box	Patio/Decking				Spa		
Fences		\Box		Plumbing System			\Box	Trash Compactor		
Fire Detection Equip.	\Box	\Box		Pool	\Box		\Box	TV Antenna		
French Drain	\Box	\Box		Pool Equipment	\Box		\Box	Washer/Dryer Hookup		
Gas Fixtures	\Box		\Box	Pool Maint. Accessories	\Box		\Box	Window Screens	\Box	
Natural Gas Lines			\Box	Pool Heater	\Box		\Box	Public Sewer System		

ltem	Y	Ν	U	Additional Information
Central A/C		\Box		electric gas number of units: 2
Evaporative Coolers				number of units:
Wall/Window AC Units				number of units:
Attic Fan(s)		\Box		if yes, describe:
Central Heat		\Box	\square	electric 🗹 gas number of units:
Other Heat				if yes describe:
Oven		\Box	\Box	number of ovens: 🖌 🖌 electric 🗍 gas 🗍 other:
Fireplace & Chimney		\Box	\Box	wood 🗹 gas logs 🗌 mock 🗍 other:
Carport		$\mathbf{\Sigma}$		attached not attached
Garage		\Box	\square	attached 🗹 not attached
Garage Door Openers		\Box	\Box	number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls		$\mathbf{\Sigma}$		owned leased from
Security System		$\mathbf{\Sigma}$		owned leased from
Solar Panels		$\mathbf{\Sigma}$		owned leased from
Water Heater		\Box	\square	electric 🗹 gas 🗍 other: number of units:
Water Softener				owned leased from
Other Leased Item(s)				if yes, describe:
(TXR-1406) 07-08-22	Initialed b	у: В	uye	r:, and Seller: 💆 🔐 , 🚆 🛺 Page 1 of 6

Jordan Maedgen. Meadows Property Group. 8588 Katy Freeway Ste 106, Houston, TX 77024. 6738263 Produced with Brokermint. Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009 Concerning the Property at

13302 Apple Tree Rd, Houston, TX 77079

Underground Lawn Sprinkler 🔽 🗌 🖳 🗹 automatic 🗌 manual areas covered: <u>Front and back</u>
Septic / On-Site Sewer Facility
Water supply provided by: 🗹 city 🗋 well 🗍 MUD 🗍 co-op 🗍 unknown 🗍 other:
Was the Property built before 1978? Ves no unknown
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).
Roof Type:Composite shinglesAge:7 years(approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or root covering)? Uses no vertice 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 on If yes, describe (attach additional sheets if necessary):

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		
Doors		$\mathbf{\Sigma}$
Driveways		
Electrical Systems		
Exterior Walls		$\mathbf{\Sigma}$

Item	Υ	Ν
Floors		
Foundation / Slab(s)		
Interior Walls	\Box	
Lighting Fixtures	\Box	
Plumbing Systems		
Roof		

Item	Υ	Ν
Sidewalks	\Box	
Walls / Fences	\Box	
Windows	\Box	
Other Structural Components	\Box	
	\Box	\Box
	\square	\square

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	Υ	Ν	Condition	Υ	Ν
Aluminum Wiring			Radon Gas	\Box	
Asbestos Components	\Box		Settling	\Box	
Diseased Trees: oak wilt	\square		Soil Movement	\square	
Endangered Species/Habitat on Property	\Box		Subsurface Structure or Pits	\Box	
Fault Lines	\Box		Underground Storage Tanks	\Box	
Hazardous or Toxic Waste	\Box		Unplatted Easements	\Box	
Improper Drainage			Unrecorded Easements	\Box	
Intermittent or Weather Springs	\Box		Urea-formaldehyde Insulation	\Box	
Landfill	\Box		Water Damage Not Due to a Flood Event	\Box	
Lead-Based Paint or Lead-Based Pt. Hazards	\Box		Wetlands on Property	\Box	
Encroachments onto the Property	\Box		Wood Rot	\Box	
Improvements encroaching on others' property			Active infestation of termites or other wood		
			destroying insects (WDI)	\cup	
Located in Historic District			Previous treatment for termites or WDI	\Box	
Historic Property Designation	\square		Previous termite or WDI damage repaired	\Box	
Previous Foundation Repairs		\Box	Previous Fires	\Box	
Previous Roof Repairs	\Box		Termite or WDI damage needing repair	\Box	
Previous Other Structural Repairs			Single Blockable Main Drain in Pool/Hot		
	P		Tub/Spa*	\cup	
Previous Use of Premises for Manufacture					
of Methamphetamine	μ				
(TXR-1406) 07-08-22 Initialed by: Buyer:	,	·	and Seller:	e 2 c	of 6

Jordan Maedgen. Meadows Property Group. 8588 Katy Freeway Ste 106, Houston, TX 77024. 6738263 Produced with Brokermint. Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009

Concerning the Property at _

*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				
of repair, which has not been previously disclosed in this notice?	□yes	🗹 no	lf yes, e	xplain (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, A99, AE, AO, AH, VE, or AR).
- 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.

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 (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:

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Concerning	the	Prop	oert\	/ at	

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 replain (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).

							assistance							
Administ	tratio	on (SB	A) fo	r flood	damag	ge to the	Property?	Jyes	🗹 no	If ye	es, e	xplain	(attach	additional
sheets as	nec	essary):					-				-	•	

	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) re not aware.)
Y N	Deem additione structural modifications or other alterations or renairs made without personant
	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: Wilchester Homeowners Association Manager's name: Phone:
	Fees or assessments are: \$ <u>800</u> per <u>Year</u> and are: Mandatory voluntary Any unpaid fees or assessment for the Property? Vyes (\$ <u>\$410</u>) 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).
	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 an	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

aus

Page 4 of 6

and Seller:

Section 9. 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? yes in 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 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

	Homestead
\square	Wildlife Management

Other:

Senior Citizen

_Disabled Disabled Veteran Unknown

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

Section 12. 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 \checkmark no lf yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* Inclusion with the smoke or unknown, 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.

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 informatio

material mormation Sult	Mar 09, 202	23	Justin (Scott Mar	09, 2023
Signature of Seller		Date	Signature of Seller		Date
Printed Name:	Amanda Scott		Printed Name:	Justin Scott	
(TXR-1406) 07-08-22	Initialed by: Buyer:		_ and Seller:	BM-SIGNED 03300123 0230 PM CST	Page 5 of 6
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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 <u>www.txdps.state.tx.us</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.

Electric:	Rhythm	phone #:	
Sewer:		phone #:	
	City of Houston		
Cable:		phone #:	
Trash:	Wilchester HOA	phone #:	
Natural Gas:	CenterPoint	phone #:	
Phone Company:		phone #:	
Propane:		phone #:	
Internet:	AT&T fiber	phone #:	

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

(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: _	3	and Seller:	Page 6 of 6
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PACKAGE CERTIFICATE



SEI	LLER'S DIS	CLOS	SURE					6 pages
1406	6 - Seller's Disclosu	ure Notice	e.pdf					6 pages
E-S	Sign info							
Status	s:	SIGNED			Originator		Jordan Maedgen jordan@meadowspropertygroup.com IP: 75.36.196.68 Domain: my.brokermint.com	
Packa Time z	age ID:	I D2CBDI ST (UTC	E3D1CD57969203E66D -6)	0F8C1678			Date: Mar 09, 2023 07:12 PM	
Signer	rs:							
AS	Amanda Scott Seller #1		nandajoscott@gmail. 107.115.5.92	.com	Signed		2023 08:42 PM 3d7b60fd0f6ff357fdec1c1be89	BE COMMANDA SUPER
AS		IP: jth			Signed Signed	id: 978f3 Mar 09,		MARCHER COROLOGIA STATE
JS	Seller #1 Justin Scott	IP: jth	107.115.5.92 omasscott84@gmail			id: 978f3 Mar 09,	3d7b60fd0f6ff357fdec1c1be89 2023 08:51 PM	WE STOKED WILL STO
JS	Seller #1 Justin Scott Seller #2 STORY	IP: jth	107.115.5.92 omasscott84@gmail	l.com		id: 978f3 Mar 09, id: 4ce0c	3d7b60fd0f6ff357fdec1c1be89 2023 08:51 PM	CONTRACTOR CONTRACTOR
JS HIS Mar 09,	Seller #1 Justin Scott Seller #2 STORY 2023 07:19 PM	IP: jth IP:	107.115.5.92 omasscott84@gmail 107.115.5.2	l.com amandajo	Signed	id: 978f3 Mar 09, id: 4ce0c	3d7b60fd0f6ff357fdec1c1be89 2023 08:51 PM I39c3ca5802a5cad6a7ede6078ab	030923 08 50 PM CST
JS	Seller #1 Justin Scott Seller #2 STORY 2023 07:19 PM 2023 08:42 PM	IP: jth IP:	107.115.5.92 omasscott84@gmail 107.115.5.2 Amanda Scott	l.com amandajo amandajo	Signed	id: 978f3 Mar 09, id: 4ce0c	3d7b60fd0f6ff357fdec1c1be89 2023 08:51 PM I39c3ca5802a5cad6a7ede6078ab IP: 107.115.5.92	C330823 0850 PM CST
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PACKAGE CERTIFICATE



SELLER'S DISCLOSURE 7 pages Seller's Disclosure.pdf 7 pages **E-SIGN INFO** Jordan Maedgen SIGNED Originator: Status: jordan@meadowspropertygroup.com IP: 75.36.196.68 Domain: my.brokermint.com Date: Mar 09, 2023 09:36 PM 07AC370810913BBA1550572715B7BB21 Package ID: CST (UTC-6) Time zone: Signers: Amanda Scott amandajoscott@gmail.com Signed Mar 09, 2023 09:36 PM AS Amanda Scott IP: 107.115.5.92 id: 4fd781cabec4990c633762bc62ee98f1 jthomasscott84@gmail.com Mar 09, 2023 09:37 PM Justin Scott Signed JS IP: 107.115.5.2 id: 5fcedf5e900856c2118822fa0af958d5 Justin Scott **HISTORY** Mar 09, 2023 Amanda Scott amandajoscott@gmail.com Viewed IP: 107.115.5.92 09:36 PM AS Mar 09, 2023 09:36 PM AS Amanda Scott amandajoscott@gmail.com IP: 107.115.5.92 Signed Mar 09, 2023 09:37 PM Justin Scott jthomasscott84@gmail.com IP: 107.115.5.2 Viewed JS IP: 107.115.5.2 Mar 09, 2023 09:37 PM jthomasscott84@gmail.com JS Justin Scott Signed Mar 09, 2023 09:37 PM Package has been fully signed and sealed Completed

Package ID: 07AC370810913BBA1550572715B7BB21