

## **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 P	RC	PE	ER	TY /	4Τ_												
THIS NOTICE IS A DI AS OF THE DATE S WARRANTIES THE B SELLER'S AGENTS, (	SIG UY	NE ER	ED R M	BY 1AY	SE WIS	LLE SH T	R AND O OBTA	IS NOT	Α 5	SUI	BS1	'ITU	TE FOR A	NY INSPECTION	ONS	C	R
Seller ☐ is ☐ is not the Property? ☐	0	CCL	ıpy	/ing	the	Prop	perty. If							nce Seller has □ never occu			
Section 1. The Prope This notice does not es															conv	∕ey.	
Item	Υ	N	L	J [	Iter	n			Υ	N	U	It	em		Υ	N	U
Cable TV Wiring					Liqu	ıid P	ropane (	Gas:				Р	ump: 🔲 sur	mp			
Carbon Monoxide Det.				] [	_		nmunity (					R	ain Gutters	,			
Ceiling Fans				]			Property	· · · · · · · · · · · · · · · · · · ·				R	ange/Stove	)			
Cooktop				]	Hot	Tub	)					R	oof/Attic Ve	ents			
Dishwasher				] [	Inte	rcon	n System					S	auna				
Disposal				1	Mic	rowa	ave					S	moke Dete	ctor			
Emergency Escape				ı] [	Out	door	· Grill					S	moke Dete	ctor – Hearing		]	
Ladder(s)				1				ш	П	Ц	Ir	npaired		Ц	ı		
Exhaust Fans					Pat	io/De	ecking						ра				
Fences					Plu	mbin	ig Systen	n				Т	rash Comp	actor			
Fire Detection Equip.					Pod								V Antenna				
French Drain					Pod	l Eq	uipment						/asher/Drye				
Gas Fixtures			Г	] [			int. Acce	essories					/indow Scre				
Natural Gas Lines				1	Pod	l He	ater					Р	ublic Sewe	r System			
14 0 000					T NI	1		A al al!4! a		£		-4! - :	_				
Control A/C				_	N     U     Additional Information       □     □     □ electric     □ gas number of units:												
Central A/C								5	nu	HIDE	ei Oi	units:					
Evaporative Coolers			<u> </u>	_		number											
Wall/Window AC Units																	
Attic Fan(s)			╁														
Central Heat				☐ ☐ if yes describe:													
Other Heat Oven			恄														
Fireplace & Chimney			1 -														
Carport				╅													
Garage			╅														
				╅													
				+=		H	owne										
Solar Panels			12														
Water Heater			+=														
Water Softener			╅	<del></del>													
Other Leased Item(s)				TĒ			if yes, d			5					-		
(TXR-1406) 07-08-22		Į,	nitir	aled	hv. F	uyer			nd S	کوااد	.r. [			Da	ge 1	of 6	— റ
(17/17-1700) 01-00-22		11	IIII	uicu	⊽y.L	Juyei	· [	I la	iiu C	CIIC	''·		P-I	ا ح	yu i	OI (	,

Concerning the Froperty at					
Underground Lawn Sprinkler	uton	natic	manual areas covered:		
			n Information About On-Site Sewer Facility (TXR-1	40	17)
Water supply provided by: ☐ city ☐ well ☐ M					
Was the Property built before 1978? ☐ yes ☐					
(If yes, complete, sign, and attach TXR-1906	cor		• ,		
Roof Type:	, .	Age	e:(approximes or roof covering placed over existing shingles o	nat	e)
	y (sh	iingle	es or roof covering placed over existing shingles of	or i	.00
covering)? ☐ yes ☐ no ☐ unknown					
Are you (Seller) aware of any of the items liste	ed in	this	Section 1 that are not in working condition, that	t h	ave
defects, or are need of repair? ☐ yes ☐ no If	yes	, des	scribe (attach additional sheets if necessary):		
	•				
Section 2 Are you (Seller) aware of any def	Foots	ori	malfunctions in any of the following? (Mark V	00	<b>/</b> V
if you are aware and No (N) if you are not aw			malfunctions in any of the following? (Mark Yo	62	(1)
ii you are aware and No (N) ii you are not aw	ai e.,	'			
Item Y N Item			Y N Item	Υ	N
Basement				İ	$\ddot{\Box}$
Ceilings	/ Sla	h(s)			
Doors		D(3)			ö
Electrical Systems	yster	115			
Exterior Walls					브
If the answer to any of the items in Section 2 is	yes,	expl	lain (attach additional sheets if necessary):		
Section 3 Are you (Seller) aware of any of	the	foll	lowing conditions? (Mark Yes (Y) if you are a	aw.	arc
and No (N) if you are not aware.)		.0	iowing conditions. (mark 100 (1) if you are t	u •••	ui c
and no (ny n you are not amaren)					
Condition	Υ	N	Condition	Υ	N
Aluminum Wiring			Radon Gas [		
Asbestos Components			Settling [		
Diseased Trees: ☐ oak wilt ☐					
Endangered Species/Habitat on Property					
Fault Lines					
Hazardous or Toxic Waste					
Improper Drainage					
Intermittent or Weather Springs		Ħ			H
Landfill		Ħ	-	=	ᆸ
Lead-Based Paint or Lead-Based Pt. Hazards	H	$\forall$		=	
Encroachments onto the Property				_	
Improvements encroaching on others' property			Active infestation of termites or other wood		
			destroying insects (WDI)	_	
Located in Historic District				_	<u></u>
Historic Property Designation					
Previous Foundation Repairs					
Previous Roof Repairs			<u> </u>		
Previous Other Structural Repairs			Single Blockable Main Drain in Pool/Hot		
			Tub/Spa*		
Previous Use of Premises for Manufacture					
of Methamphetamine					

Cor	ncernin	g the Property at
If t	ne an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	*A sir	ngle blockable main drain may cause a suction entrapment hazard for an individual.
of	repai	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach all sheets if necessary):
		5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and
		wholly or partly as applicable. Mark No (N) if you are not aware.)
$\vdash$	<u>N</u>	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.
		Located ☐ wholly ☐ partly in a reservoir.
If t	ne an	swer to any of the above is yes, explain (attach additional sheets as necessary):
	*If D	tures in concerned about these matters. Buyer may concult information About Flood Hazarda /TVD 4444)
		Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414). Durposes of this notice:
	which	year 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,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, a is considered to be a moderate risk of flooding.
		d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ct to controlled inundation under the management of the United States Army Corps of Engineers.
	unde	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency r the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
	a rive	dway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of or or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
		ervoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.

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Concerning the Property at							
Ever risk, struct Section Admin	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In 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 cture(s).  In 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business istration (SBA) for flood damage to the Property?  yes no If yes, explain (attach additional as necessary):						
	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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.						
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Fees or assessments are: \$ per 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 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 a	nswer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):						
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Concerning the Prope	erty at			
persons who re	gularly provide i	nspections and w	ller) received any written in ho are either licensed as in no If yes, attach copies and co	spectors or otherwise
Inspection Date	Туре	Name of Inspecto	or	No. of Pages
Note: A buyer sh			s as a reflection of the current of the current of the boom inspectors chosen by the boom inspec	
	-		Seller) currently claim for the	Property:
☐ Homestead ☐ Wildlife Mar ☐ Other:		☐ Senior Citizen ☐ Agricultural	☐ Disabled ☐ Disabled Veteran ☐ Unknown	
	e you (Seller) eve ce provider? □		damage, other than flood da	amage, to the Property
•	-		eds for a claim for damag	e to the Property (for
example, an insu	ırance claim or a	settlement or awai	rd in a legal proceeding) and	
to make the repa	irs for which the	claim was made?	□ yes □ no If yes, explain:	
Section 42 Dec	a tha Duanauty h		- detectors installed in seco	
detector require	ments of Chapter		e detectors installed in acco and Safety Code?* ☐ unknov ary):	
installed in acco	ordance with the requi nance, location, and po	rements of the building ower source requirement	nily or two-family dwellings to have we code in effect in the area in which is. If you do not know the building cotal building official for more information	the dwelling is located, de requirements in effect
family who will impairment from seller to install s	reside in the dwelling a licensed physician; a moke detectors for the	is hearing-impaired; (2 and (3) within 10 days aft hearing-impaired and s	hearing impaired if: (1) the buyer or ) the buyer gives the seller written ter the effective date, the buyer makes specifies the locations for installation. Ch brand of smoke detectors to install.	evidence of the hearing s a written request for the The parties may agree
	ker(s), has instruc		are true to the best of Seller's be seller to provide inaccurate inf	
Signature of Selle	r	Date	Signature of Seller	Date
Printed Name:			Printed Name:	
				 1
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Concerning the Property at		
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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.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 verif	y any reported	d information.	
(6) The following providers currently provi	de service to t	he Property:	
Electric:		phone #:	
Sewer:			
Water:			
Cable:			
Trash:			
Natural Gas:			
Phone Company:			
Propane:			
Internet:			
(7) This Seller's Disclosure Notice was conthis notice as true and correct and I ENCOURAGED TO HAVE AN INSPERT.  The undersigned Buyer acknowledges recontinuous.	have no reaso CTOR OF YO	on to believe it to be false or UR CHOICE INSPECT THE PR	inaccurate. YOU ARE
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
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