Water Heater

Water Softener

(TXR-1406) 07-08-22

Other Leased Item(s)



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.**

exceed the minimum disclosures	requii	ea by	tne /	Code.				
CONCERNING THE PROPE	RTY	ΑT _	199	Waterpoint Ct	:	107 Montgomery TX	77	356
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 has occupied the Property? If unoccupied (approximate date) or never occupied the								
Property							occi	upied I the
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 N	U	Item	1	Υ	_N U	Item	Υ	N U
Cable TV Wiring				ropane Gas:		Pump: ☐ sump ☐ grinder	 	
Carbon Monoxide Det.				nmunity (Captive)		Rain Gutters	+	
Ceiling Fans				Property		Range/Stove		
Cooktop		Hot				Roof/Attic Vents		
Dishwasher				System		Sauna	1_(\bigcirc
Disposal		Micr				Smoke Detector		
Emergency Escape Ladder(s)				Grill		Smoke Detector – Hearing Impaired		
Exhaust Fans		Pati	o/De	cking		Spa		
Fences				g System		Trash Compactor	1	
Fire Detection Equip.		Poo				TV Antenna	1_1	
French Drain		Poo	l Eq	uipment		Washer/Dryer Hookup		
Gas Fixtures				int. Accessories		Window Screens		
Natural Gas Lines		Poo	l He	ater		Public Sewer System		
		. 1 1		1		•		
Item	Y	N	U	Additional I				
Central A/C				<u> </u>	number	of units: 1		
Evaporative Coolers		8		number of units:				
Wall/Window AC Units		\cup		number of units:				
Attic Fan(s)				if yes, describe:				
Central Heat					number	of units: 1		
Other Heat				if yes describe:		<u>a</u>		
Oven				number of ovens: 1		🛂 electric 🚨 gas 🚨 other:		
Fireplace & Chimney		\bigcirc		■ wood ■ gas logs		ck 🗖 other:		
Carport				☐ attached ☐ not a				
Garage		Q		☐ attached ☐ not a				
Garage Door Openers				number of units:		umber of remotes:		
Satellite Dish & Controls								
Security System								
Solar Panels □ owned □ leased from								

□ electric □ gas □ other:

and Seller:

□ owned □ leased from

if yes, describe:

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number of units:

Initialed by: Buyer:

Underground Lawn Sprinkler 📗 🚨 a	uton	natic	□ manual	areas covered:		
				bout On-Site Sewer Facility (TXR-	-14() 7)
Water supply provided by: ☐ city ☐ well ☐ M	1UD		co-op🔼 unkn	own 🗖 other:		
Was the Property built before 1978? ☐ yes ◯						
(If yes, complete, sign, and attach TXR-1906			•	• •		
Roof Type:		Age	:	(approxi	ma	te)
Is there an overlay roof covering on the Propert	y (sh	ingle	es or roof cove	ering placed over existing shingles	or	roc
covering)? 🗆 yes 🖫 no 🔘 unknown						
Are you (Seller) aware of any of the items listed defects, or are need of repair? yes no Items listed the items listed defects, or are need of repair?	ed in fyes	this , des	Section 1 tha	at are not in working condition, that additional sheets if necessary):	at h	ave
Section 2. Are you (Seller) aware of any defif you are aware and No (N) if you are not aw			malfunctions	in any of the following? (Mark \	Yes	(Y
Item Y N Item			YN	Item	Υ	N
Basement Ploors				Sidewalks		
Ceilings Foundation	/ Sla	b(s)		Walls / Fences		O
Doors Interior Wall		(U)		Windows		Ö
Driveways Lighting Fixt				Other Structural Components		O
Electrical Systems Plumbing Systems				Carer Cardotarar Componento		Ŏ
Exterior Walls Roof	yotoi	110				Ö
If the answer to any of the items in Section 2 is				<u> </u>		_
Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.)	f the	foll	owing condit	ions? (Mark Yes (Y) if you are	aw	/are
Condition	Υ	N	Condition		Υ	N
Aluminum Wiring		\bigcirc	Radon Gas	i		\bigcirc
Asbestos Components		\mathbf{Q}	Settling			\mathbf{Q}
Diseased Trees: ☐ oak wilt ☐			Soil Movem			\bigcirc
Endangered Species/Habitat on Property			Subsurface	Structure or Pits		Q
Fault Lines				nd Storage Tanks		\bowtie
Hazardous or Toxic Waste			Unplatted E			\bowtie
Improper Drainage				d Easements	(2
Intermittent or Weather Springs	(\mathbf{Q}		ldehyde Insulation		
Landfill				age Not Due to a Flood Event		\bowtie
Lead-Based Paint or Lead-Based Pt. Hazards		\bowtie	Wetlands o	n Property		X
Encroachments onto the Property			Wood Rot			
Improvements encroaching on others' property			destroying i	station of termites or other wood insects (WDI)		
Located in Historic District			Previous tre	eatment for termites or WDI		\bigcirc
Historic Property Designation				rmite or WDI damage repaired		
Previous Foundation Repairs			Previous Fi			
Previous Roof Repairs				WDI damage needing repair		
Previous Other Structural Repairs			Single Bloo Tub/Spa*	ckable Main Drain in Pool/Hot		
Previous Use of Premises for Manufacture of Methamphetamine			1	Authorition		
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	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 the an	swer 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.

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and Seller: Initialed by: Buyer: __



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Montgomery

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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 on If yes, explain (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).
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 on If yes, explain (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.)
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: CH&P Management Manager's name: CH&P Management Phone: 936-570-0132 Fees or assessments are: \$865.00 per month 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.
□ O 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):
(TXR-1406) 07-08-22 Initialed by: Buyer:, and Seller:, Page 4 of 6

sign ID: A8392193-2625-EE11-A Concerning the Prop	9B9-6045BDD 47FEA erty at 199 Wat e	erpoint Ct	107	Montgomery	тx	773
04: 0 \4!:4!	-! 4l 4 4	(0			•	4_
persons who re	egularly provide	ears, have you (Se inspections and v	vho are either lice	nsed as inspect	ors or	other
permitted by lav	to perform ins	pections? Oyes 🗅	no If yes, attach co	pies and complete	the follo	owing
Inspection Date	Туре	Name of Inspect	or		No.	of Pa
Feb. 2022	Home purcha	Don't recall				
Note: A buyer sl		the above-cited repor			on of the	Prop
	•	d obtain inspections f	•	•		
Section 10. Che		ption(s) which you ☐ Senior Citizen	Seller) currently c Disab □		erty:	
	nagement			led Veteran		
Other:	•		Unkno	own		
with any insura		ver filed a claim for	3 ,	J	•	•
Section 12 Hav	e vou (Seller)	ever received proc	eeds for a claim	for damage to t	he Pro	nertv
		a settlement or awa				
		e claim was made?				pioc
			, , ,	, 1		
		have working smoler 766 of the Health				
or unknown, expl	ain. (Attach addi	tional sheets if neces	sarv):	unknown		yes.
		fety Code requires one-fa quirements of the buildin				
		power source requirement on above or contact your lo			irements i	n effec
	•	all smoke detectors for the	· ·		er of the	buver'
family who will	reside in the dwelli	ng is hearing-impaired; (2) the buyer gives the	seller written evidenc	e of the l	hearin
		n; and (3) within 10 days a the hearing-impaired and				
		e smoke detectors and wh				- . .
Seller acknowled	nes that the state	ements in this notice	are true to the hest	of Seller's helief a	nd that r	വ മല
		ucted or influenced				
material informat			- p			
Jeffrey C Whisler		08/01/2023				
Signature of Selle	 er	Date	Signature of Se	llor		
Duinte al Nove - To			•	iiCi		
Printed Name: Je	ffrom C Whislan		J			
	ffrey C Whisler		Printed Name: _			
 (TXR-1406) 07-08-22		by: Buyer:,	J			Page 5



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 https://www.dps.texas.gov/. 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:	phone #:
Sewer:	
Water:	
Cable:	
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	
Propane:	phone #:
Internet:	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.

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

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer: _	,	and Seller:,	Page 6 of 6





Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

bonds payable in whole or in these utility facilities are owned as 76100 SHORELINE ON LEGISTRE CONTROLLINE ON LEGISTRE CONTROLLINE ON LEGISTRE CONTROLLINE ON LEGISTRE CONTROLLINE ON SIGNATURE STABLISHES TAX RATHE TAX RATES ARE APPROVED OR PROPOSED CHANGES TO THE THE UNdersigned purchaser here.	Date THE INFORMATION SHOWN ON THATES DURING THE MONTHS OF SEPTORY OF SEPTORY ON THE SEPTORY ON THIS OF SEPTORY OF SEPTORY OF SEPTORY OF SEPTORY ON THIS OF SEPTORY	Signature of Seller HIS FORM IS SUBJECT TO CHANGE BY THE DIST TEMBER THROUGH DECEMBER OF EACH YEAR, IS DVISED TO CONTACT THE DISTRICT TO DETERM FORM. Tegoing notice at or prior to execution of a binding	EFFECTIVE FOR THE YEAR IN WHICH MINE THE STATUS OF ANY CURRENT
4) The purpose of this district bonds payable in whole or in these utility facilities are owned to the second structure of the	Date THE INFORMATION SHOWN ON THATES DURING THE MONTHS OF SEPT	Signature of Seller HIS FORM IS SUBJECT TO CHANGE BY THE DISTEMBER THROUGH DECEMBER OF EACH YEAR, EDVISED TO CONTACT THE DISTRICT TO DETERM	TRICT AT ANY TIME. THE DISTRICT EFFECTIVE FOR THE YEAR IN WHICH
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4) The purpose of this distriction bonds payable in whole or in these utility facilities are owners of the second should be served by the second be served by the second beautiful to the second beaut	ed or to be owned by the district. The AKE CONROE CONDOMINIUMS, FL		·
the district is dissolved.	t is to provide water, sewer, drainag	ge, or flood control facilities and services within of these utility facilities is not included in the project local description of the project way are assumed.	ourchase price of your property, and
extraterritorial jurisdiction of a		orial jurisdiction of the City of Montgomery ut the consent of the district or the voters of the	
are subject to the taxes impo-	sed by the municipality and by the	rate boundaries of the City of	district located within the corporate
	re NOT Located in Whole or in Part e Home-Rule Municipalities.	within the Corporate Boundaries of a Municip	pality or the Extraterritorial
Notice for Districts Locate	rate Boundaries of a Municipality (C	rritorial Jurisdiction of One or More Home-Rule complete Paragraph B).	iviunicipalities and Not
		porate Boundaries of a Municipality (Complete	
	owing three spaces and then comple		
and services available but n substantially utilize the utility c of this date, the most recent a property at the time of impositi	ot connected and which does not apacity available to the property. The mount of the standby fee is \$0.0	fee on property in the district that has water, thave a house, building, or other improvem he district may exercise the authority without house. An unpaid standby fee is a personal obligon property. Any person may request a certificate from	ent located thereon and does not olding an election on the matter. As gation of the person that owned the
the district and payable in whole		ds and any bonds or any portion of bonds is h a governmental entity, approved by the voters tial principal amounts of all bonds issued for one	and which have been or may, at this
authority separate from any oth tax in payment of such bonds. assessed valuation. If the district valuation. The total amount of revenues received or expected date, be issued in \$ 11,175	ner taxing authority and may, subject . As of this date, the rate of taxes lev t has not yet levied taxes, the most r of bonds, excluding refunding bond	hase is located in the Montgomery Co UD #3 D to voter approval, issue an unlimited amount of ied by the district on real property located in the	f bonds and levy an unlimited rate of

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HAR400

correct calendar year in the appropriate space.

taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1,_______" for the words "this date" and place the