TEXAS REALTORS

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

Rachel Anderson Real Estate, 415 Main Street Teague TX 75860

Rachel Anderson

1421 E Main Street

Teague, TX 75860

Phone: 254.739.1942

Fax: 254.739.5198

Cornella Deifrich

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Accessories Y N U Alelectric gas number Inumber of units: Inumber of units: Inumber of units: Inumber of ovens: Inumber of ovens: Inumber of ovens: Inumber of units: Inumber of ovens: Inumber of units: Inumber of ovens: Inumber of units: Inumber of units: Inumber of ovens: Inumber of units: Inumber of ovens: Inumber of units: Inumber of units: Inumber of ovens: Inumber of units: Inumber of units: Inumber of units: Inumber of units: Inumber of ovens: Inumber of units: Inumber	SIGNED BY SELLER AND IS NOT A SUBSTITU UYER MAY WISH TO OBTAIN. IT IS NOT A WARR RANY OTHER AGENT. occupying the Property. If unoccupied (by Seller), It (approximate) ty has the Items marked below: (Mark Yes (Y), No (N), or of establish the items to be conveyed. The contract will determine to be conveyed. The contract will det	SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIOUVER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SE ANY OTHER AGENT. occupying the Property. 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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200. Dallas, TX 75201 www.lwoff.com

Concerning the Property at					Teague,	TX	758	eet 60		_
Solar Panels			ΟW	ned	leased fro	m.				
Water Heater	/		ele	_		her:		number of units:	_	_
Water Softener	-	V -		ned	leased fro		_	namber of arms.		_
Other Leased Items(s)			-	desc		-	_		-	-
Inderground Lawn Sprinkler	-	V "	-		c manua	l ar	020	covered	_	_
Septic / On-Site Sewer Facility		-						On-Site Sewer Facility (TXR-140	7\	_
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covering)? yes no <u>//</u> unkr Are you (Seller) aware of an	978? attach T. siTC ring on nown y of the	yes /no XR-1906 co the Proper	un oncer rty (s	know ning I Age: shingle	ead-based pages or roof a Section 1	cove	t haz	ards). (approx placed over existing shingles a not in working condition, that		
								ets if necessary):		
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Doors		Interior W	Valls				V	Windows		u
Driveways	V	Lighting F	Fixtur	res			V	Other Structural Components		11
	1									
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(TXR-1406) 07-10-23

Initialed by: Buyer: ____,

_ and Seller: <u>८ (</u>

Page 2 of 7

Rachel Anderson Real Estate, 415 Main Street Teague TX 75860 Phone: 254,739,2942 Fax: 254,739,5198
Rachel Anderson Produced with Lone Wolf Transactions (zlpForm Edition) 717 N Harwood St, Sulte 2200, Datas, TX 75201 www.wwisi.com

1421 E Main Street

Concerning	g the Property at			Teague, TX 75860	
Previous F	Roof Repairs			Termite or WDI damage needing repair	V
	Other Structural Repairs			Single Blockable Main Drain in Pool/Hot Tub/Spa*	
	Jse of Premises for Manufacture phetamine		1	Тив/Зра	
If the answ	ver to any of the items in Section 3 is year to any of the items in Section 3 is year to see the section 3 is year to section 3 is year to see the section 3 is year to	es, exp hing	olain (attach additional sheets if necessary): Neplacin Out To aims is amage.	
Section 4. of repair,	le blockable main drain may cause a suction. Are you (Seller) aware of any item which has not been previously sheets if necessary):	em, e disclo	quipr osed	nent, or system in or on the Property that is in this notice? yes Ino if yes, explain	in need
	olly or partly as applicable. Mark No Present flood insurance coverage.	(N) if	you a	·	
	water from a reservoir.			of a reservoir or a controlled or emergency re	elease of
	Previous flooding due to a natural flo				
	Previous water penetration into a stre			•	
- <u>/</u> - <u>/</u> - <u>/</u>	Located wholly partly in a 1 AO, AH, VE, or AR).	100-ye	ar flo	odplain (Special Flood Hazard Area-Zone A, V,	A99, AE,
- - <u>-</u>		-		plain (Moderate Flood Hazard Area-Zone X (shaded	i)).
_~~	Located wholly partly in a flo	odway	<i>'</i> .		
_ 🗸 /	Located wholly partly in a flo	od pod	ol.		
	Located wholly partly in a res	servoir			
If the ansv	ver to any of the above is yes, explain ((attach	addit	ional sheets as necessary):	
*If Bu	ver is concerned about these matter	s. Bu	ver m	ay consult Information About Flood Hazards (TX	R 1414).
_	rposes of this notice:	-,,	,	,	,,
which	is designated as Zone A, V, A99, AE, AO	, AH, \	VE, or	ified on the flood insurance rate map as a special flood ha AR on the map; (B) has a one percent annual chance o include a regulatory floodway, flood pool, or reservoir.	azard area, of flooding,
area, v	ear floodplain" means any area of land the which is designated on the map as Zone) is considered to be a moderate risk of flood	K (shad	is ide ded); a	ntified on the flood insurance rate map as a moderate flo nd (B) has a two-tenths of one percent annual chance of	ood hazard of flooding,
	pool" means the area adjacent to a reserve t to controlled inundation under the manage			bove the normal maximum operating level of the reservoir United States Army Corps of Engineers.	and that is
(TXR-1406) 07-10-23 Initialed by: Buyer	:	1	and Seller: <u>CD</u> ,	Page 3 of 7
Ruchel Anderson Ruchel Anderson	Real Estate, 415 Main Street Teague TX 75860				Cornella Deitrich

_		1421 E Main Street
	ng the Property at	
	f insurance rate map" means the most recent floo the National Flood Insurance Act of 1968 (42 U.S.	d hazard map published by the Federal Emergency Management Agency C. Section 4001 et seq.).
a river	or other watercourse and the adjacent land areas	insurance rate map as a regulatory floodway, which includes the channel of that must be reserved for the discharge of a base flood, also referred to as er surface elevation more than a designated height.
"Reser water (rvoir" means a water impoundment project operate or delay the runoff of water in a designated surface	ed by the United States Army Corps of Engineers that is intended to retain a area of land.
provider,		n for flood damage to the Property with any Insurance Program (NFIP)?* yes _/ no If yes, explain (attach
Even v	when not required, the Federal Emergericy Mana and low risk flood zones to purchase flood insu	derally regulated or insured lenders are required to have flood insurance, gement Agency (FEMA) encourages homeowners in high risk, moderate rance that covers the structure(s) and the personal property within the
Administ		assistance from FEMA or the U.S. Small Business Property?yesno If yes, explain (attach additional
	On the Williams Account	
	3. Are you (Seller) aware of any of the e not aware.)	e following? (Mark Yes (Y) if you are aware. Mark No (N)
Y N	,	
/		is, or other alterations or repairs made without necessary compliance with building codes in effect at the time.
_ <		e fees or assessments. If yes, complete the following:
	Manager's name:	Phone:
	Fees or assessments are: \$	Phone: perand are:mandatoryvoluntary Property?yes (\$) no
	Any unpaid fees or assessment for the If the Property is in more than one	Property? yes (\$) _ no easier associations
	below or attach information to this noti-	ce.
	interest with others. If yes, complete the fo	ools, tennis courts, walkways, or other) co-owned in undivided llowing: illities charged?yes no If yes, describe:
_ 🗸	Any notices of violations of deed rest use of the Property.	rictions or governmental ordinances affecting the condition or
<u> </u>	Any lawsuits or other legal proceeding not limited to: divorce, foreclosure, heirship	s directly or indirectly affecting the Property. (Includes, but is p, bankruptcy, and taxes.)
_ ✓	Any death on the Property except for unrelated to the condition of the Property.	those deaths caused by: natural causes, suicide, or accident
	Any condition on the Property which mater	ially affects the health or safety of an individual.
-	Any repairs or treatments, other than	n routine maintenance, made to the Property to remediate

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.

(TXR-1406) 07-10-23

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Fax: 254,739,5198

Concerning the Prop	perty at		1421 E Main S Teague, TX 7		
V The Proretailer.		a propane gas sys	tem service area	owned by a propane di	stribution system
Any po	rtion of the Proper	ty that is located	in a groundwater	conservation district of	or a subsidence
				eets if necessary):	
1) Bection 8	(legal PROCED	MGS HEIRSHI	P' , owner, b	ODO DIETRICH PASS	en away.
	P 148/1/25/4/19 /5	DUMB FICHT		In activities a cut to	120 100 100 100 100 100 100 100 100 100
persons who reg	gularly provide ins	spections and w	ho are either li	ny written inspection censed as inspectors	s or otherwise
				es and complete the follo	
Inspection Date	Туре	Name of Inspect	or	TO COMP THEMS	No. of Pages
	1				1
Other: Section 11. Have with any insurance Section 12. Have example, an insu	you (Seller) ever e provider?yes _i you (Seller) ever	_no received processettlement or awa	eds for a claim rd in a legal pro	Disabled Disabled Veteran Unknown than flood damage, for damage to the occeding) and not use ain:	Property (for
detector requirem		66 of the Health	and Safety Code	lled in accordance v e?*unknown no	
installed in ac including perfo	cordance with the requi	rements of the building wer source requirements	g code in effect in th nts. If you do not know	ellings to have working smo e area in which the dwellin v the building code requirem or more information.	g is located,
family who wil impairment fro seller to install	ll reside in the dwelling m a licensed physician; a	is hearing-impaired; (and (3) within 10 days a hearing-impaired and	(2) the buyer gives the litter the effective date, I specifies the location	(1) the buyer or a member of e seller written evidence of the buyer makes a written re ns for installation. The partie detectors to install.	f the hearing equest for the
(TXR-1406) 07-10-23	Initialed I	oy: Buyer:,	and Seller: _	<u> </u>	Page 5 of 7

Rachet Anderson Real Ewiste, 415 Main Street Teague TX 75860 Phone: 254.739.2942 Fax: 254.739.29
Rachel Anderson Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 WWW.Welft.com

Fax: 254.739.5198

Cornella Deitrich

	1421 E Main Street Teague, TX 75860							
		are true to the						
nstructed or	influenced	Seller to provid	e inaccurate	information	or to omit an			

		are true to the best of Seller's belief and t Seller to provide inaccurate information of	
material information			
C. W091	9/28/2	3 Signature of Seller	
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>CARNEL</u>	LA DIETRICH	Printed Name:	
ADDITIONAL NOTICES TO	O BUYER:		
		a database that the public may search, in certain zip code areas. To search the	

- https://publicsite.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.

(6) The following providers	s currently provide service to the	e Property:	
Electric: ConsTEC	LATION	phone #: _	1-888-900-7052
Sewer: CITY	OF TEAGNE	phone #: _	254-739-2547
Water: City of	TEAGUE	phone #: _	254-739-2547
			The Colonian of the second of
Trash: QITY OF	TEAGUE	phone #: _	254-739-2547
Natural Gas: ATM	105 ENEREY	phone #:	1-888-286-6700
Propane:	11241 A. (Carlos)	phone #: _	
Internet:		phone #: _	
(TXR-1406) 07-10-23	Initialed by: Buyer:	, and Seller: ,	Page 6 of

Concerning the Property at

Concerning the Property at	1421 E Main Street Teague, TX 75860
	Seller as of the date signed. The brokers have relied on ison to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoing	ing notice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer: _____

_and Seller: _< Ø

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CO	NCERNING THE PROPERTY AT	1421 E Main		Teague
	ē.		(Street	et Address and City)
Α.	residential dwelling was built prior to based paint that may place young ch may produce permanent neurologic behavioral problems, and impaired m seller of any interest in residential r based paint hazards from risk assess	1978 is notified the nildren at risk of control of control of the	hat such propleveloping learning learning also populations in the s	est in residential real property on which a perty may present exposure to lead from leadad poisoning. Lead poisoning in young children ng disabilities, reduced intelligence quotient, oses a particular risk to pregnant women. The ovide the buyer with any information on lead-seller's possession and notify the buyer of any for possible lead-paint hazards is recommended
	NOTICE: Inspector must be properly of	ertified as require	d by federal l	law.
B.	SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAII (a) Known lead-based paint ar			IT HAZARDS (check one box only): re present in the Property (explain):
	2. RECORDS AND REPORTS AVAILA	ABLE TO SELLER (purchaser with all	check one bo	records and reports pertaining to lead-based paint
	(b) Seller has no reports or Property.	records pertaining	to lead-base	ed paint and/or lead-based paint hazards in the
C.	BUYER'S RIGHTS (check one box only) 1. Buyer waives the opportunity lead-based paint or lead-based 2. Within ten days after the effect selected by Buyer. If lead-based	to conduct a risk paint hazards. ctive date of this consed paint or leaden notice within 14	ontract, Buyer -based paint	or inspection of the Property for the presence of er may have the Property inspected by inspectors hazards are present, Buyer may terminate this ne effective date of this contract, and the earnest
D.	BUYER'S ACKNOWLEDGMENT (check 1. Buyer has received copies of a	capplicable boxes). Il information listed	above.	d in Vaural Ianna
E.	(a) provide Buyer with the federa addendum; (c) disclose any known le records and reports to Buyer pertain	kers have informed illy approved par ad-based paint an ing to lead-based days to have the	Seller of Selle nphlet on le d/or lead-base paint and/or Property insp	ler's obligations under 42 U.S.C. 4852d to: lead poisoning prevention; (b) complete this sed paint hazards in the Property; (d) deliver all r lead-based paint hazards in the Property; (e) pected; and (f) retain a completed copy of this
F.		ne following perso	ns have revi	iewed the information above and certify, to the
Buy	/er	Date	Seller Cornelia	
 Buy	/er	Date	Seller Rack	09/26/2023 Date Left anderson 9/27/23
Oth	ner Broker	Date	Listing Bro	oker Date
	forms of contracts. Such approval relates to th	is contract form only. T	REC forms are	on for use only with similarly approved or promulgated intended for use only by trained real estate licensees. any specific transactions. It is not suitable for complex

(TXR 1906) 10-10-11

transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)