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

2502 Summer Creek Dr Pearland, TX 77584

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? × February 14, 2023 (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.

ltem	Υ	Ν	U	Item	Y	Ν	U	Item
Cable TV Wiring	×			Liquid Propane Gas:		×		Pump: sun
Carbon Monoxide Det.	×			-LP Community (Capt	ive)	×		Rain Gutters
Ceiling Fans	×			-LP on Property		×		Range/Stove
Cooktop	×			Hot Tub		X		Roof/Attic Ver
Dishwasher	×			Intercom System		×		Sauna
Disposal	×			Microwave	×			Smoke Detect
Emergency Escape Ladder(s)		×		Outdoor Grill		×		Smoke Detect
Exhaust Fans	×			Patio/Decking	×			Spa
Fences	×			Plumbing System	×			Trash Compa
Fire Detection Equip.		×		Pool		×		TV Antenna
French Drain	×			Pool Equipment		×		Washer/Dryer
Gas Fixtures			×	Pool Maint. Accessori	es	×		Window Scree
Natural Gas Lines	×			Pool Heater		×		Public Sewer

Pump: _	sump	_ grinder		X	
Rain Gu	itters		×		
Range/S	Stove		×		
Roof/Att	ic Vents		×		
Sauna				×	
Smoke	Detector		×		
Smoke Impaired	Detector - d	Hearing		×	
Spa				×	
Trash C	ompactor				×
TV Ante	nna			×	
Washer	Dryer Ho	okup	×		
Window	Screens		×		
Public S	ewer Syst	tem	×		

Y Ν

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Item	YN	U	Additional Information
Central A/C	× _		electric gas number of units: 2
Evaporative Coolers	×		number of units:
Wall/Window AC Units	×		number of units:
Attic Fan(s)		×	if yes, describe:
Central Heat	×		electric z gas number of units: 2
Other Heat	×		if yes, describe: Fireplace
Oven	×		number of ovens: electric gas other:
Fireplace & Chimney	× _		wood 🖄 gas logs mockother:
Carport			attached not attached
Garage	×		🔟 attached not attached
Garage Door Openers	× _		number of units: <u>3</u> number of remotes: <u>2</u>
Satellite Dish & Controls			ownedleased from:
Security System	× _		owned leased from: subscription required
Solar Panels	×		ownedleased from:
Water Heater	× _		electric 🔀 gas other: number of units: 2
Water Softener	×		ownedleased from:
Other Leased Items(s)	×		if yes, describe:
(TXR-1406) 07-08-22	Initialed by: Bu	yer:	:, and Seller: 10, 10, 10, 10, 10, 10, 10, 10, 10, 10,

Concerning the Property at

2502 Summer Creek Dr Pearland, TX 77584

Underground Lawn Sprinkler	🗵 🛛 🗵 automatic manual areas covered:								
Septic / On-Site Sewer Facility	if yes, attach Information About On-Site Sewer Facili	ty (TXR-1407)							
Water supply provided by: X city well MUD co-op unknown other: Was the Property built before 1978? yes no unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).									
Roof Type: composition	Age: 2 years	(approximate)							
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?yes \times no unknown									

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.)

ltem	Υ	Ν
Basement		×
Ceilings		×
Doors		×
Driveways		×
Electrical Systems		×
Exterior Walls		×

ltem	Y	Ν
Floors		X
Foundation / Slab(s)		X
Interior Walls		×
Lighting Fixtures		×
Plumbing Systems		×
Roof		×

Item	Υ	Ν
Sidewalks		X
Walls / Fences		X
Windows		×
Other Structural Components		×

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

(TXR-1406) 07-08-22

Initialed by: Buyer: _

and Seller: <u>J0</u>

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 Houston Executive Realtors, 3627 E Peach Hollow Cir Pearland TX 77584
 Phone: 7138547073
 Fax: www.lwolf.com

 John Okewunmi
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
 www.lwolf.com

 Authentisign ID: ED284418-A577-EE11-B004-6045BDED1DA9

Concerning the Property at

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*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment						
which has not been previously disclosed in this notice	? 🔄 yes 🔀 no	If yes,	explain	(attach	additional	sheets i
necessary):						
None						

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.)

<u>Y 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.
×	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
×	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
×	Located wholly partly in a floodway.
×	Locatedwhollypartly in a flood pool.
×	Locatedwhollypartly in a reservoir.
If the answe	er 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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Initialed by: Buyer: _____

and Seller: $\int 0$

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Concerning the Property at

2502 Summer Creek Dr Pearland, TX 77584

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 x no lf yes, explain (attach additional sheets as necessary): None

*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. Ha													
Administratio	on (SB	A) for	flood da	amage	to the Prop	perty? yes	no 🖄 no	lf yes,	expla	ain (a	attach	additional	sheets as
necessary): N	/Α												

Section 8.	Are you (S	Seller) aware o	of any of the	following?	(Mark Yes	; (Y) if you	are awar	e. Mark No	(N) if you are
not aware.)									

T	IN
	×

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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: Emerald Bay HOA	
	Manager's name: Dan Westman Phone: 713-332-4677	
	Fees or assessments are: \$ <u>1050</u> per <u>vear</u> and are: X 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 association	is below or
	attach information to this notice.	
×	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide	ed 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.	use of the
X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is	s 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 Droporty which materially affects the health or eafery of an individual	
- =	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 env	ironmental
	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 us	ses a public
	water supply as an auxiliary water source.	
	The Property is located in a propane gas system service area owned by a propane distribut	tion system
_	retailer.	
×	Any portion of the Property that is located in a groundwater conservation district or a subsidence d	listrict.
If the answe	wer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): N/A	

Houston Executive Realtors, 3627 E Peach Hollow Cir Pearland TX 77584 Phone: 7138547073 Fax: John Okewunmi Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Initialed by: Buyer:

JO

and Seller:

Authentisign ID: ED284418-A577-EE11-B004-6045BDED1DA9

Concerning the Property at					2502 Summer Creek Dr Pearland, TX 77584								
								(7 1)			 inenetien		

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 is no 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
 _ Senior Citizen
 _ Disabled
 _ Midlife Management
 _ Agricultural
 _ 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 x 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? _____yes \times no If 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?* _____unknown ____ no 🔀 yes. If no 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 information.

John Okewunmi	10/31/2023	Kim Okewunmi	
Signature of Seller	Date	Signature of Seller	Date
Printed Name: John Okewun	mi	Printed Name: Kim Okewunmi	
(TXR-1406) 07-08-22	Initialed by: Buyer:, _	and Seller: $\int 0$, $K 0$	Page 5 of 6
Houston Executive Realtors, 3627 E Peach H	Iollow Cir Pearland TX 77584	Phone: 7138547073 Fax:	2502 Summer
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Concerning the Property at

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

Electric: Chariot Energy	phone #: <u>855-524-2746</u>
Sewer: City of Pearland	phone #: 281-652-1603
Water: City of Pearland	phone #: 281-652-1603
Cable: AT&T	phone #: 800-288-2020
Trash: Frontier Waste	phone #: 936-258-9035
Natural Gas: Centerpoint	phone #: 800-259-5544
Phone Company:	phone #:
Propane:	phone #:
Internet: AT&T	phone #: 800-288-2020

(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	Da	ite	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:	_,	and Seller: J0, K0	Page 6 of 6
Houston Executive Realtors, 3627 E Peach I John Okewunmi	Hollow Cir Pearland TX 77584 Produced with Lone Wolf Transactions (zipForm E	Edition)	Phone: 7138547073 Fax: 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	2502 Summer