

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

2501 Jamestown Mall, Unit 60, Houston, TX 77057

ICERNING THE PROPERTY AT		(Street Addre	ess and City)	
NOTICE IS A DISCLOSURE OF SEL LER AND IS NOT A SUBSTITUTE FOF RRANTY OF ANY KIND BY SELLER O	RANY INSPECTIONS OR 1			
er 🗀 is 🗹 is not occupying the F he Property has the items checked	roperty. If unoccupied, below [Write Yes (Y), No	how long since Se o (N), or Unknown	ller has occupied the Pr (U)]:	operty?
Y Range	Oven_ ن		_ U _Microwave	
Y Dishwasher	U Trash Compact	tor	U Disposal	
Y Washer/Dryer Hookups	Window Scree	ns	Rain Gutters	
∪ Security System	U Fire Detection	Equipment	U Intercom Sys	tem
	U Smoke Detecto	or		
	U Smoke Detecto	or-Hearing Impaire	ed	
	U Carbon Monox	ide Alarm		
	U Emergency Esc	ape Ladder(s)		
U TV Antenna	U Cable TV Wirin	g	Satellite Dish	1
∨ Ceiling Fan(s)	U Attic Fan(s)		Exhaust Fan(s)
Y Central A/C	Y Central Heatin	9	Wall/Window	v Air Conditioning
Y Plumbing System	N Septic System		Public Sewer	System
Y Patio/Decking	U Outdoor Grill		Fences	
N Pool	N Sauna		Spa	Hot Tub
Pool Equipment Fireplace(s) & Chimney (Wood burning)	N Pool Heater		Automatic La Fireplace(s) & (Mo	•
Y Natural Gas Lines			Gas Fixtures	
U Liquid Propane Gas: U	LP Community (Captive) U LP on Pro	perty	
U Fuel Gas Piping: U Blac	k Iron Pipe 🔰 Corru	gated Stainless Ste	eel Tubing U Coppe	er
Garage: Attached	∪ Not Attached	_	rport	
Garage Door Opener(s): U E	lectronic .	Control(s)		
Water Heater: () G	as U	Electric		
Water Supply:	lity <u>1</u>	Well	P MUD	<u> </u>
Roof Type: Shingles		Age:_	Unknown	(approx.)
Are you (Seller) aware of any of the need of repair? Yes No				

	er 3 Disclosure House concerning	the Property at	Samestown Mall, Unit 60, Ro (Street Address	raue 2
766	es the property have working sm	Yes 🗌 No 🗸 Unkn	I in accordance with the s	smoke detector requirements of Chapt this question is no or unknown, expla
inst incl effe req will a lie sm	talled in accordance with the re luding performance, location, ar ect in your area, you may check u juire a seller to install smoke det I reside in the dwelling is hearing censed physician; and (3) within	equirements of the built of power source requirements or contractions or contractions of the hearing is impaired; (2) the buye and specifies the paired and specifies the paired and specifies the	Iding code in effect in the rements. If you do not less to your local building of mpaired if: (1) the buyer or gives the seller written evice date, the buyer make locations for the installate.	ellings to have working smoke detectorie area in which the dwelling is located the the building code requirements of a member of the buyer's family wherevidence of the hearing impairment from a written request for the seller to institution. The parties may agree who will be stall.
	e you (Seller) aware of any knowr ou are not aware.		in any of the following? V	Vrite Yes (Y) if you are aware, write No (
Ţ	Interior Walls	<u>P</u> Ceilings		Floors
7	Exterior Walls	N Doors		Windows
7	Roof	Foundati	ion/Slab(s)	Sidewalks
1	Walls/Fences	<u> </u>	/s	Intercom System
1	↓ Plumbing/Sewers/Septics	P Electrical	Systems	Lighting Fixtures
1	Other Structural Components		Systems	Eignling / ixtures
	Other Structural Components he answer to any of the above is	s (Describe): yes, explain. (Attach ad	ditional sheets if necessa	гу):
Sel	Other Structural Components	yes, explain. (Attach ad	ditional sheets if necessa	to have their own
Sel ins	Other Structural Components the answer to any of the above is the answer to any of the above is the pections performed and veryou (Seller) aware of any of the	yes, explain. (Attach ad aris property. Selle arify all informat:	Iditional sheets if necessa er encourages Buyer ion relating to this Write Yes (Y) if you are aw	to have their own property. are, write No (N) if you are not aware.
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	gn Verified - 26e50d90-436c-4aba-9cb2-799a556c1c08
5.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are awar No (if you are not aware). If yes, explain (attach additional sheets if necessary).
6.	Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware. **Note: The property of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware. **Note: The property of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	N Previous water penetration into a structure on the property due to a natural flood event
	Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.
	Located (wholly (partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	N Located (wholly (partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	Located (wholly (partly in a floodway
	N Located C wholly C partly in a flood pool
	Located (wholly (partly in a reservoir
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.
	*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) has a one percent annual chance of hooding, which is considered to be a high risk of hooding, 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 of 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.
7.	Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Tyes No. If yes, explain (attach additional sheets as necessary):
	Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.
	*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).
8.	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets as necessary):

9. Are you (Seller) aw Room addition compliance of the compliance	ns, structural modifications, or other the building codes in effect at that 'Association or maintenance fees in area" (facilities such as pools, tender of violations of deed restrictions or directly or indirectly affecting the land on the Property which materially in harvesting system located on the auxiliary water source. If the property that is located in a see Condominums, (713) 600-4000, to Seller at the time of the above is yes, explain. (Attained Condominums, (713) 600-4000, to Seller at the time of the Enis property. Buyer is encouraged in Harris-Galveston Subsidence of the Gulf of Mexico, the property latural Resources Code, respective or repairs or improvements. Contocaches for more information.	or assessments. nis courts, Walkways, or other areas) governmental ordinances affecting Property. affects the physical health or safety property that is larger than 500 gall groundwater conservation district or ch additional sheets if necessary): main Fee: \$402.56 Monthly. Please ed to contact HOX for current infe e District. For more information x vard of the Gulf Intracoastal Waterw v may be subject to the Open Beach ely) and a beachfront construction coact the local government with ord	Page 4 y) if you are not aware. out necessary permits or not in co-owned in undivided interest the condition or use of the of an individual. lons and that uses a public wat r a subsidence district. a see attached for HOA-related commation. regarding this district contain ray or within 1,000 feet of the related respectively.	er d ct mean n Act ermit
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Habib Khouny	03/07/2024			
ignature of Seller	Date	Signature of Seller	Date	6
The undersigned purch	aser hereby acknowledges receipt	of the foregoing notice.		



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-0. This form replaces OP-H.