

Homeowner's Real Estate Disclosure

The information provided on this disclosure will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. If the form does not allow for a complete description please contact your Cartus Consultant to send in any applicable supporting documentation.

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

File #	3464799
Owner's Name(s):	Harold Yi Christina Yi
Property Address:	11280 Beauvoir Ln Lumberton, Texas 77657 United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

A. Subject Property Year Built & Dwelling Type

1. What is the approximate year the property was built? 2021
2. Please indicate the type of dwelling for the subject property:
 Single Family Detached Townhome Condo Co-Op Other

If other, please explain

B. Please indicate the water and sewer systems with the subject property:

Water

- Public Private Well Other

Sewer/Septic

- Public Septic Tank Other

C. The items checked below will remain with the subject property:

- Range Washer Wall/ Window Air Conditioner Spa
 Oven Washer/Dryer Hookups Humidifier Central Vacuum

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Dryer | <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> T.V. Antenna |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Security Gates | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Hot Tub |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Sump Pump |
| <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Patio/Deck |
| <input checked="" type="checkbox"/> Window Screen | <input checked="" type="checkbox"/> Central Air Conditioning | <input checked="" type="checkbox"/> Pool | <input type="checkbox"/> Built-in Barbecue |
| | | | <input type="checkbox"/> Gazebo |

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?

Yes No

If yes, describe:

D. Property Amenities:

- | | | | |
|-----------------|--|---------------------------------------|--|
| Water Softener | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input checked="" type="checkbox"/> N/A |
| Garage | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| | <input checked="" type="checkbox"/> Garage Door Opener | # of Remote Controls 3 | <input type="checkbox"/> N/A |
| Pool/Spa Heater | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| Water Heater | <input type="checkbox"/> Gas/Oil | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Electric |
| | <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Rented | |
| Gas Supply | <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | <input type="checkbox"/> N/A |
| Security System | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input type="checkbox"/> Monitoring Contract/Fee |
| Solar Panels | <input type="checkbox"/> Owned | <input type="checkbox"/> Rented | <input checked="" type="checkbox"/> N/A |

If Owned, is this financed through Special Assessment program?

Yes No

If yes, describe:

Are there any additional buildings on the property?

Yes No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?

Yes No

If yes, describe:

E. Roof (Current Roof):

Type: Composite Approximate Age: 3

Repaired? (choose one) If Yes, please explain:
 Yes No*Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?* Yes No

If yes, please explain:

F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

- Interior Walls Ceilings Windows Sidewalks Driveways
- Slabs Foundation Insulation Exterior Walls
- Doors Floor Walls/Fences Electrical Systems
- Exterior Siding Heating System Other Structural Components Plumbing/Sewer/Septic

Please explain any defects selected above here:

G. Are you (Seller) aware of any of the following:

1. Is your home accessed, in whole or part, through a private road? Yes No
If yes, please explain:
2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property. Yes No
If yes, please explain:
3. Encroachments, easements, or similar matters that may affect your interest in the property. Yes No
If yes, please explain:
4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes. Yes No
If yes, please explain:
5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site. Yes No
If yes, please explain:
6. Any settling from any cause, or slippage, sliding, or other soil problems. Yes No
If yes, please explain:
7. Any current or previous water damage, flooding, drainage, or grading problems. Yes No

If yes, please explain:

8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster. Yes No

If yes, please explain:

9. Zoning violations, non conforming uses, violations of "setback" requirements. Yes No

If yes, please explain:

10. Neighborhood noise problems or other nuisances. Yes No

If yes, please explain:

11. Deed restrictions or obligations. Yes No

If yes, please explain:

12. Is the type of siding on your home one of the following (if yes, select all that apply): Yes No
- Composition Board Hard Coat/Traditional Stucco Synthetic Stucco? Stone Veneer Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). Yes No

If yes, please explain:

14. Any notices of abatement or citations against the property. Yes No

If yes, please explain:

15. Any lawsuits against you affecting or threatening to affect the property. Yes No

If yes, please explain:

16. That the home has ever been tested for radon gas. Yes No

17. If radon remediation was required, was the work done? If yes, when? (date) Yes No NA

18. That the home contains Asbestos or Lead-based paint. Yes No

If yes, please explain:

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. Yes No

If yes, please explain:

20. That there is now, or has ever been, any underground storage tank(s) on the property. Yes No

If yes, please explain:

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. Yes No NA

If yes, please explain:

22. Do you know what materials are, or were, stored in the tank(s)? Yes No NA

23. Are any title holders not U.S. citizens? Yes No

If yes, please explain:

24. Any special assessments? If yes, Type? Yes No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.) Yes No

If yes, details:

Additional Comment:

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller Status: is occupying the property is not occupying the property Moved out on (date).

Home Status: is currently occupied by me and/or members of my family is currently vacant is currently occupied by a tenant. Tenant will vacate by (date).

DocuSigned by: Harold Yi 15-Apr-2024 848B74E035A64A3...

Seller Date

DocuSigned by: Christina Yi 15-Apr-2024 CFBF3C22160C4AA...

Seller Date