Lucky Money Real Estate Supplemental Seller's Disclosure

Property Address:

	10813 Colon	J Wood	Place.	Spring.	TX	77380
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This Supplemental Seller's disclosure is required to be executed by all parties of transactions for listings by all associates of Lucky Money Real Estate. It is an addition to the listing contract and is not a substitution for the Seller's Disclosure provided by the Texas Real Estate Commission or Texas Association of REALTORS.

Seller(s) shall answer each of the following questions. The answers shall be based not only on personal knowledge of Seller(s) but also by second-hand knowledge obtained by Seller(s) from any source. If any of the questions below are answered "Yes", then explain your answers in the spaces provided under each question. Use additional sheets if necessary.

 Do you know if there any been any recent or prior occurrences of water penetration the property? For purposes of this question, "water penetration" means the intrusion exterior water into and/or through the walls, roof or foundation of the structures on property, and intrusion of water into the interior of any structure resulting from a leabroken fixture or pipe, floods, rising water of any source, or similar source.										
	If Yes, approximately when?									
What was the issue?										
	Was the issue corrected by an insured professional?									
	Is there a transferrable warranty for the repair?									
Was there an insurance claim for the damage? ☐ Yes ☐ No										
	If the issue was not corrected, repaired, or replaced by an insured and licensed professional, please explain:									
2.	Has there ever been any visible mold or mildew anywhere on the property? ☐ Yes ☑ No If Yes, approximately when?									
	Where was the issue?									
	Was mold remediation completed? ☐ Yes ☐ No									
	If Yes, please provide all information and certification for Mold Remediation.									
	Is there a transferable warranty? ☐ Yes ☐ No									
	Buyer(s) Initials: SSD V1221 SSD V1221									

3.	Do you know if there are any insurance claims related or pending on the property during the past 5 (five) years? ☐ Yes ☐ No					
	If yes, please provide details:					
4.	Are you aware of any improper drainage anywhere on the property? □Yes □No If yes, please provide details:					
5.	Do you know if any of the current or previous owners ever protested the appraised value of the property with the applicable district based on an alleged defect of the property or condition in need of repairs? Yes □ No ☑					
	If yes, please provide details:					
6.	Do you know if any if any of the structure on the property is clad with Exterior Insulation Finishing System ("EIFS") or "synthetic stucco"? ☐ Yes ☐ No If yes, please provide details:					
7.	Are you aware of any previous stucco repair completed on the property or are you aware of any issues related to the stucco on your property. □Yes □No ☑N/A If yes, please provide details:					
8.	Do you have any Seller's Disclosures notices executed by any previous owners of the property? ☐ Yes ☐ No					
	If yes, please provide all dates and attached copies of all notices available.					
9.	Seller(s) have camera and security devices installed throughout the property. Agent(s) and buyer(s) who tour the property are advised that seller's may be able to access the devices at any time.					
	Buyer(s) Initials: Seller(s) Initials: BBS SELLER(s) Unitials: SSD V1221					

SSD V1221

10. Seller(s) authorize and give permission to prospective buyer(s) and agent(s) to take digital pictures of the property and or engage in electronic image transmission such as video tours, recorded tours, or other image/ video sharing platforms. ☑Yes ☐ No									
11. Seller(s) do not authorize photos or videos of their homes to be posted on social media by any potential buyers.									
12. Seller(s) authorize licensed agents, showing agents, buying agents to tour, take photos and videos and post to social media for marketing purposes only as long as they disclose listing agent's name and brokerage information as the representatives for the sellers. ☑ Yes □No									
Supplement Seller's Disclosure was completed by the Sellers on this date: 04/27/2024									
Brandon M.Sary	dotloop verified 04/27/24 10:21 AM CDT YSVJ-6F91-YBBU-5QLQ]							
Seller	Date	J	Seller	Date					
acknowledges and understands that this document was completed by the sellers and not by an agent, associate or any party of Lucky Money Real Estate aka LMRE. Buyer(s) understand and acknowledges that this disclosure is not a representation or warranty by Lucky Money Real Estate and or its associates regarding the conditions of the property and agrees to hold harmless Lucky Money Real Estate and its associates from any claims that may occur due to insufficient or incorrect information that may be provided.									
Buyer	Date		Buyer	Date					
NOTICE TO SELLER: This Supplemental Seller's Disclosure must be completed by Seller(s) at the time that Seller enters into a listing agreement with Lucky Money Real Estate, LLC. This Supplemental Seller's Disclosure will be provided to any person who seeks information regarding the property during the listing period. This Supplemental Seller's Disclosure is not intended to take the place of the Seller's Disclosure Notice required by Section 5.008 of the Texas Property Code. NOTICE TO BUYER: This Supplemental Seller's Disclosure has been completed solely by Seller(s). Lucky Money Real Estate, LLC and its sales associates have no personal knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. Furthermore, Seller has not verbally advised sales associates of any defects not listed in the Seller's Disclosure Notice of this Supplemental Seller's Disclosure.									

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Buyer(s) Initials:

Seller(s) Initials:

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