



## 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.**

2880 Holly Hall Street #2880  
Houston, TX 77054

CONCERNING THE PROPERTY AT \_\_\_\_\_

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? \_\_\_ (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.*

| Item                       | Y                                   | N | U                                   |
|----------------------------|-------------------------------------|---|-------------------------------------|
| Cable TV Wiring            |                                     |   | <input checked="" type="checkbox"/> |
| Carbon Monoxide Det.       |                                     |   | <input checked="" type="checkbox"/> |
| Ceiling Fans               |                                     |   | <input checked="" type="checkbox"/> |
| Cooktop                    |                                     |   | <input checked="" type="checkbox"/> |
| Dishwasher                 | <input checked="" type="checkbox"/> |   |                                     |
| Disposal                   |                                     |   | <input checked="" type="checkbox"/> |
| Emergency Escape Ladder(s) |                                     |   | <input checked="" type="checkbox"/> |
| Exhaust Fans               |                                     |   | <input checked="" type="checkbox"/> |
| Fences                     |                                     |   | <input checked="" type="checkbox"/> |
| Fire Detection Equip.      |                                     |   | <input checked="" type="checkbox"/> |
| French Drain               |                                     |   | <input checked="" type="checkbox"/> |
| Gas Fixtures               |                                     |   | <input checked="" type="checkbox"/> |
| Liquid Propane Gas:        |                                     |   | <input checked="" type="checkbox"/> |
| -LP Community (Captive)    |                                     |   | <input checked="" type="checkbox"/> |
| -LP on Property            |                                     |   | <input checked="" type="checkbox"/> |

| Item                               | Y                                   | N | U                                   |
|------------------------------------|-------------------------------------|---|-------------------------------------|
| Natural Gas Lines                  |                                     |   | <input checked="" type="checkbox"/> |
| Fuel Gas Piping:                   |                                     |   | <input checked="" type="checkbox"/> |
| -Black Iron Pipe                   |                                     |   | <input checked="" type="checkbox"/> |
| -Copper                            |                                     |   | <input checked="" type="checkbox"/> |
| -Corrugated Stainless Steel Tubing |                                     |   | <input checked="" type="checkbox"/> |
| Hot Tub                            |                                     |   | <input checked="" type="checkbox"/> |
| Intercom System                    |                                     |   | <input checked="" type="checkbox"/> |
| Microwave                          |                                     |   | <input checked="" type="checkbox"/> |
| Outdoor Grill                      |                                     |   | <input checked="" type="checkbox"/> |
| Patio/Decking                      |                                     |   | <input checked="" type="checkbox"/> |
| Plumbing System                    | <input checked="" type="checkbox"/> |   |                                     |
| Pool                               |                                     |   | <input checked="" type="checkbox"/> |
| Pool Equipment                     |                                     |   | <input checked="" type="checkbox"/> |
| Pool Maint. Accessories            |                                     |   | <input checked="" type="checkbox"/> |
| Pool Heater                        |                                     |   | <input checked="" type="checkbox"/> |

| Item                              | Y                                   | N | U                                   |
|-----------------------------------|-------------------------------------|---|-------------------------------------|
| Pump: sump grinder                |                                     |   | <input checked="" type="checkbox"/> |
| Rain Gutters                      |                                     |   | <input checked="" type="checkbox"/> |
| Range/Stove                       | <input checked="" type="checkbox"/> |   |                                     |
| Roof/Attic Vents                  |                                     |   | <input checked="" type="checkbox"/> |
| Sauna                             |                                     |   | <input checked="" type="checkbox"/> |
| Smoke Detector                    |                                     |   | <input checked="" type="checkbox"/> |
| Smoke Detector - Hearing Impaired |                                     |   | <input checked="" type="checkbox"/> |
| Spa                               |                                     |   | <input checked="" type="checkbox"/> |
| Trash Compactor                   |                                     |   | <input checked="" type="checkbox"/> |
| TV Antenna                        |                                     |   | <input checked="" type="checkbox"/> |
| Washer/Dryer Hookup               |                                     |   | <input checked="" type="checkbox"/> |
| Window Screens                    |                                     |   | <input checked="" type="checkbox"/> |
| Public Sewer System               |                                     |   | <input checked="" type="checkbox"/> |

| Item                      | Y                                   | N | U                                   | Additional Information  |
|---------------------------|-------------------------------------|---|-------------------------------------|---|
| Central A/C               | <input checked="" type="checkbox"/> |   |                                     | electric gas number of units: _____                                 |
| Evaporative Coolers       |                                     |   | <input checked="" type="checkbox"/> | number of units: _____  |
| Wall/Window AC Units      |                                     |   | <input checked="" type="checkbox"/> | number of units: _____  |
| Attic Fan(s)              |                                     |   | <input checked="" type="checkbox"/> | if yes, describe: _____   |
| Central Heat              | <input checked="" type="checkbox"/> |   |                                     | electric gas number of units: _____                                 |
| Other Heat                |                                     |   | <input checked="" type="checkbox"/> | if yes, describe: _____   |
| Oven                      |                                     |   | <input checked="" type="checkbox"/> | number of ovens: _____ electric gas other: _____                    |
| Fireplace & Chimney       | <input checked="" type="checkbox"/> |   |                                     | <input checked="" type="checkbox"/> wood gas logs mock other: _____ |
| Carport                   |                                     |   | <input checked="" type="checkbox"/> | attached not attached   |
| Garage                    |                                     |   | <input checked="" type="checkbox"/> | attached not attached   |
| Garage Door Openers       |                                     |   | <input checked="" type="checkbox"/> | number of units: _____ number of remotes: _____                     |
| Satellite Dish & Controls |                                     |   | <input checked="" type="checkbox"/> | owned leased from: _____  |
| Security System           |                                     |   | <input checked="" type="checkbox"/> | owned leased from: _____  |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: ATB

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Concerning the Property at \_\_\_\_\_

|                                 |                                     |                                     |  |                  |
|---------------------------------|-------------------------------------|-------------------------------------|--|------------------|
| Solar Panels                    |                                     | <input checked="" type="checkbox"/> | owned  | leased from:     |
| Water Heater                    | <input checked="" type="checkbox"/> |                                     | electric   | gas other: _____ |
| Water Softener                  |                                     | <input checked="" type="checkbox"/> | owned  | leased from:     |
| Other Leased Items(s)           |                                     | <input checked="" type="checkbox"/> | if yes, describe: _____  |                  |
| Underground Lawn Sprinkler      |                                     | <input checked="" type="checkbox"/> | ___ automatic ___ manual areas covered _____                       |                  |
| Septic / On-Site Sewer Facility |                                     | <input checked="" type="checkbox"/> | if yes, attach Information About On-Site Sewer Facility (TXR-1407) |                  |

Water supply provided by: \_\_\_ 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: Unknown Age: \_\_\_\_\_ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_ yes \_\_\_ no  unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_ yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**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.)**

| Item               | Y | N                                   | Item                 | Y | N                                   | Item                        | Y | N                                   |
|--------------------|---|-------------------------------------|----------------------|---|-------------------------------------|-----------------------------|---|-------------------------------------|
| Basement           |   | <input checked="" type="checkbox"/> | Floors               |   | <input checked="" type="checkbox"/> | Sidewalks                   |   | <input checked="" type="checkbox"/> |
| Ceilings           |   | <input checked="" type="checkbox"/> | Foundation / Slab(s) |   | <input checked="" type="checkbox"/> | Walls / Fences              |   | <input checked="" type="checkbox"/> |
| Doors              |   | <input checked="" type="checkbox"/> | Interior Walls       |   | <input checked="" type="checkbox"/> | Windows                     |   | <input checked="" type="checkbox"/> |
| Driveways          |   | <input checked="" type="checkbox"/> | Lighting Fixtures    |   | <input checked="" type="checkbox"/> | Other Structural Components |   | <input checked="" type="checkbox"/> |
| Electrical Systems |   | <input checked="" type="checkbox"/> | Plumbing Systems     |   | <input checked="" type="checkbox"/> |                             |   |                                     |
| Exterior Walls     |   | <input checked="" type="checkbox"/> | Roof                 |   | <input checked="" type="checkbox"/> |                             |   |                                     |

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 | N                                   | Condition   | Y | N                                   |
|--|---|-------------------------------------|---|---|-------------------------------------|
| Aluminum Wiring                              |   | <input checked="" type="checkbox"/> | Radon Gas   |   | <input checked="" type="checkbox"/> |
| Asbestos Components                          |   | <input checked="" type="checkbox"/> | Settling  |   | <input checked="" type="checkbox"/> |
| Diseased Trees: <u>oak wilt</u>              |   | <input checked="" type="checkbox"/> | Soil Movement   |   | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property       |   | <input checked="" type="checkbox"/> | Subsurface Structure or Pits  |   | <input checked="" type="checkbox"/> |
| Fault Lines                                  |   | <input checked="" type="checkbox"/> | Underground Storage Tanks   |   | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste                     |   | <input checked="" type="checkbox"/> | Unplatted Easements   |   | <input checked="" type="checkbox"/> |
| Improper Drainage                            |   | <input checked="" type="checkbox"/> | Unrecorded Easements  |   | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs              |   | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation  |   | <input checked="" type="checkbox"/> |
| Landfill                                     |   | <input checked="" type="checkbox"/> | Water Damage Not Due to a Flood Event                                 |   | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards   |   | <input checked="" type="checkbox"/> | Wetlands on Property  |   | <input checked="" type="checkbox"/> |
| Encroachments onto the Property              |   | <input checked="" type="checkbox"/> | Wood Rot  |   | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property |   | <input checked="" type="checkbox"/> | Active infestation of termites or other wood destroying insects (WDI) |   | <input checked="" type="checkbox"/> |
| Located in Historic District                 |   | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI                                |   | <input checked="" type="checkbox"/> |
| Historic Property Designation                |   | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired                               |   | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs                  |   | <input checked="" type="checkbox"/> | Previous Fires  |   | <input checked="" type="checkbox"/> |

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Initialed by: Buyer: \_\_\_\_\_ and Seller: JTK

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|   |                                     |
|---|-------------------------------------|
| Previous Roof Repairs                                       | <input checked="" type="checkbox"/> |
| Previous Other Structural Repairs                           | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input checked="" type="checkbox"/> |

|  |                                     |
|--|-------------------------------------|
| Termite or WDI damage needing repair             | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input checked="" type="checkbox"/> |

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

n/a

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? \_\_yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

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.)

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| Y                                   | N                                   |   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Present flood insurance coverage.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located __ wholly __ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).                          |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located __ wholly __ partly in a floodway.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located __ wholly __ partly in a flood pool.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located __ wholly __ partly in a reservoir.   |

If the answer 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.

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"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.

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  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*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. 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): \_\_\_\_\_

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

Y N

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: Holly Hall Townhomes

Manager's name: Goodwin & Co.

Phone: 855-289-6007

Fees or assessments are: \$ 774.00 per month and are:  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 associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided 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.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is 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 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 environmental 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 uses a public water supply as an auxiliary water source.

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Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: JTB, \_\_\_\_\_

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Concerning the Property at \_\_\_\_\_

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.

*FORUS LLC, Series C*  
*JTB*  
Signature of Seller

*3/22/2024*  
Date

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: *J. Thomas Black*

Printed Name: \_\_\_\_\_

**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 <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 currently provide service to the Property:

|                      |                |
|----------------------|----------------|
| Electric: _____      | phone #: _____ |
| Sewer: _____         | phone #: _____ |
| Water: _____         | phone #: _____ |
| Cable: _____         | phone #: _____ |
| Trash: _____         | phone #: _____ |
| Natural Gas: _____   | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: _____       | phone #: _____ |
| Internet: _____      | phone #: _____ |

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(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  | Date | Signature of Buyer  | Date |
| Printed Name: _____ |      | Printed Name: _____ |      |