



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

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5148 FM 314
CONCERNING THE PROPERTY AT Ben Wheeler, TX 75754

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☒ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2016
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller  _____

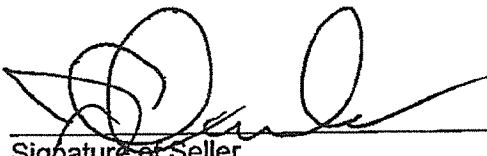
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Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 3/29/17
 Signature of Seller Date
 James T Jr Clarke

Signature of Seller Date
~~Carol R Clarke~~

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 5148 FM 314

of People Living in Home: 2 Adults: 2 Children: 0

Approx. Thermostat Temperature Setting in Summer: 72 Winter: 68

Month	Year	Electric	Gas	Water	Trash	Other:
January	2017	233 ⁷⁸		41 ⁰¹	22 ³¹	
February	2017	172 ⁴⁸		37 ²⁹	24 ⁹⁷	
March	2017	163 ²⁰		37 ⁹²	24 ⁹⁷	
April	2016	141 ⁸⁶		35 ⁴⁵	22 ³¹	
May	2016	136 ⁸⁹			22 ³¹	
June	2016	189 ²²		* 79 ²⁵ Ex	22 ³¹	
July	2016	247 ⁵³		36 ²³	22 ³¹	
August	2016	270 ⁴⁶		36 ⁵⁷	22 ³¹	
September	2016	214 ⁴³		42 ¹³	22 ³¹	
October	2016	186 ⁷³		41 ⁵⁹	22 ³¹	
November	2016	153 ⁰⁴		42 ⁸⁴	22 ³¹	
December	2016	172 ⁴⁸		40 ⁰¹	22 ³¹	
Total						
Average						

* MAY & June Payment
What providers are used currently for the following services?

Electric Wood Co Electric phone # 903 763 2203
 Water Ben Wheeler phone # 903 833-5206
 Sewer _____ phone # _____
 Trash Republic phone # 800 678 7274
 Propane _____ phone # _____
 Natural Gas _____ phone # _____
 Phone Company Dish phone # _____
 Cable/Satellite Dish phone # 888 203 3665
 Internet Hughes Net phone # 866 347 3292

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed.
 Buyer to verify.

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: 5148 FM 314

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor			
A/C Inside Coil/Furnace			
Curtains/Blinds			
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck			
Doors			
Electrical			
Faucets			
Fence	2011	Fenced VAC. WITH WOODEN Fence + 3 GATES	\$14,500
Fireplace			
Flooring			
Garage Door/Opener			
Insulation			
Landscaping			
Paint			
Roof			
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater			
Windows			
Other:			
Other:			

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Buyer to verify.

Additional Property Info and FAQs Answered by Seller

*****PLEASE PRINT LEGIBLY*****

Property Address: 5148 Fm 314

Is there a survey on the property? Yes If yes, do you have a copy? Yes

What builder built the home? _____

How many owners has the home had? 3

For properties with acreage, how much is wooded? all Open? _____

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? NO

Is there Ag. exemption on the property? No If so, for what activity? _____

Are there any recorded/unrecorded easements? No

Are there any written or oral leases (including minerals)? No If so, what are they and with whom? _____

Is the property in a Homeowner's Association? No If so, what are the amount and frequency of the dues? _____

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