



SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT _____

14535 (guest house) FM 859

AKA 1078 First Monday Lane

Canton

Van Zandt

(STREET ADDRESS AND CITY)

COUNTY

NOTE: Effective January 1, 1994, Section 5.008 of the Texas Property Code (the "Code") requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the Property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN. A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED, LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER OR ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION. THE METROTEX ASSOCIATION OF REALTORS®, INC., THE GREATER METRO MULTIPLE LISTING SERVICE OR ANY MULTIPLE LISTING SERVICE, AND THE LISTING BROKER HAVE RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

1. The Property is currently:

- ☐ Owner occupied ☐ Estate
☒ Leased ☐ Foreclosure
☐ Vacant since _____

- If owner occupied, for _____ years

- If not owner occupied, for _____ years

- If leased: Origination Date 12/2014
 Expiration Date w/ 30 days notice either party

2. Seller is the current owner of the Property and can sell the Property without being joined by any other person:

☒ Yes ☐ No

- If "No", explain: _____

3. Is Seller a United States citizen?

☒ Yes ☐ No

- If "No", is Seller a "foreign person" as defined in the Internal Revenue Code?

☐ Yes ☐ No

4. Check any of the following tax exemptions which Seller claims for the Property:

- ☐ Homestead ☐ Senior Citizen
☐ Disabled ☐ Disabled Veteran
☐ Agricultural ☐ Other _____

5. Is there currently in force for the Property a written Builder's Warranty?

☐ Yes ☒ No ☐ Unknown

-If "Yes", identify the warranty by stating:

Name of Company issuing warranty: _____

Warranty Number: _____

6. Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?

☒ Yes ☐ No ☐ Unknown

- If "Yes", identify the warranties: HWA Res. Service through 5/2017

7. Are there any pending or threatened condemnation proceedings which affect the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the warranties: _____

8. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property:

☒ Yes ☐ No ☐ Unknown

- If "Yes", explain: Jan 2010 Toronto

9. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☒ No

- If "Yes", explain: _____

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MetroTex Association of REALTORS® 7167 May 2016 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials _____

Seller's Initials _____

10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ Yes ☒ No
If yes, attach copies and complete the following

Date of Inspection	Type of Inspection	Name of Inspector/Company	# Pages	Attached (Y/N)

Explanatory comments by Seller, if any: _____

A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors of the buyer's own choice.

INFORMATION ABOUT EQUIPMENT AND SYSTEMS

11. For items listed below in Section 11, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or are not included in the sale. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Attic Fan	☒	☐	☐		☐	
Automatic Lawn Sprinkler System (Front ___ / Back ___ / Left Side ___ / Right Side ___ / Fully ___)	☒	☐	☐		☐	
Carbon Monoxide Alarm	☐	☒	☐		☐	
Cable TV Wiring	☒	☐	☐		☐	
Ceiling Fan(s)	☐	☒	☐		☐	
Cooktop (Gas ___ / Electric ___)	☒	☐	☐		☐	
Cooling (Central Gas ___ / Electric ☒ # Units <u>1</u>)	☐	☒	☒	?	☐	Replaced date?
Cooling (Window ___ / Wall ___ / Evaporative Coolers ___)	☒	☐	☐		☐	
Dishwasher	☐	☒	☐		☐	
Disposal	☐	☒	☒	12/2014	☐	
Electrical System	☐	☒	☐		☐	
Emergency Escape Ladder(s)	☒	☐	☐		☐	
Exhaust Fan(s)	☐	☒	☐		☐	
Fire Detection Equipment (Electric ___ / Battery Operated ☒)	☐	☒	☐		☐	
Garage Door Opener(s) & Controls (Automatic ___ / Manual ___) # Controls ___	☒	☐	☐		☐	
Gas Fixtures	☒	☐	☐		☐	
Gas Lines (Natural ___ / Liquid Propane ___)	☒	☐	☐		☐	
Heating (Central Gas ___ / Electric ☒ # Units <u>1</u>)	☐	☒	☒	?	☐	Replaced date?
Heating (Window ___ / Wall ___)	☒	☐	☐		☐	
Hot Tub	☒	☐	☐		☐	
Ice Maker	☒	☐	☐		☐	
Intercom System	☒	☐	☐		☐	
Lighting Fixtures	☐	☒	☐		☐	
Media Wiring & Equipment	☒	☐	☐		☐	
Microwave	☐	☒	☒	12/2014	☐	
Outdoor Cooking Equipment	☒	☐	☐		☐	
Oven (Gas ___ / Electric ___)	☒	☐	☐		☐	
Oven - Convection	☒	☐	☐		☐	
Plumbing System	☐	☒	☐		☐	
Public Sewer & Water System	☐	☒	☐		☐	
Range (Gas ___ / Electric ☒)	☐	☒	☒	12/2014	☐	

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EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator	☐	☒	☐		☐	
Satellite Dish and Receiver	☒	☐	☐		☐	
Sauna	☒	☐	☐		☐	
Security System(s) (In Use ___ / Abandoned ___)	☒	☐	☐		☐	
Septic or other On-Site Sewer System	☒	☐	☐		☐	
Shower Enclosure & Pan	☐	☒	☐		☐	
Smoke Detector-Hearing Impaired ___	☒	☐	☐		☐	
Spa	☒	☐	☐		☐	
Stove (Free Standing) For Heating (Free Standing)	☒	☐	☐		☐	
Swimming Pool & Equipment	☒	☐	☐		☐	
Swimming Pool Built-In Cleaning Equipment	☒	☐	☐		☐	
Swimming Pool Heater	☒	☐	☐		☐	
Trash Compactor	☒	☐	☐		☐	
TV Antenna	☒	☐	☐		☐	
Water Heater (Gas ___ / Electric ☒)	☐	☒	☐		☐	
Water Softener	☒	☐	☐		☐	
Wells	☐	☒	☐		☐	

INFORMATION ABOUT STRUCTURE/OTHER

STRUCTURE / OTHER	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	☒	☐	☐		☐	
Carport (Attached ___ / Not Attached ___)	☒	☐	☐		☐	
Ceilings	☐	☒	☐		☐	
Doors	☐	☒	☒	12/2014	☐	
Drains (French ___ / Other ___)	☒	☐	☐		☐	
Driveway	☐	☒	☐		☐	
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (Mock)	☒	☐	☐		☐	
Fireplace(s)/Chimney (Wood burning)	☒	☐	☐		☐	
Fireplace(s)/with gas logs	☒	☐	☐		☐	
Floor	☐	☒	☒	12/2014	☐	
Foundation	☐	☒	☐		☐	
Garage (Attached ___ / Not Attached ___)	☒	☐	☐		☐	
Lighting (Outdoor)	☐	☒	☐		☐	
Patio / Decking	☐	☒	☐		☐	
Retaining Wall	☒	☐	☐		☐	
Rain Gutters and Down Spouts	☒	☐	☐		☐	
Roof	☐	☒	☒	1/2010	☐	
Sidewalk	☐	☒	☐		☐	
Skylight(s)	☒	☐	☐		☐	
Sump or Grinder Pump	☒	☐	☐		☐	
Walls (Exterior/Interior)	☐	☒	☐		☐	
Washer / Dryer Hookups (Gas ___ / Electric ☒)	☐	☒	☐		☐	
Windows	☐	☒	☒	10/2013	☐	
Window Screens	☐	☒	☒	10/2013	☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	

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12. If stucco, what is the type of stucco? _____
13. The Shingles or roof covering is constructed of:
☐ Wood ☒ Composition ☐ Tile ☐ Other _____
 Is there an overlay covering?
☐ Yes ☒ No ☐ Unknown
14. The age of the shingles or roof covering: Feb 2010
6 Years ☐ Unknown
 Is the roof paid for by the Property Owners Association?
☐ Yes ☐ No ☐ Unknown
15. The electrical wiring of the Property is:
☒ Copper ☐ Aluminum ☐ Unknown
☐ Other (specify) _____

16. Is there an alarm system? ☐ Yes ☒ No
 - If "Yes", system is:
☐ Owned by Seller ☐ Leased by Seller
 - If leased, is lease transferable? ☐ Yes ☐ No
 Monitor Charge ☐ Mth ☐ Qtr ☐ Yr. \$ _____
 Lease Charge ☐ Mth ☐ Qtr ☐ Yr. \$ _____
17. Is the heating and cooling controlled by the Property Owners Association? ☐ Yes ☐ No ☐ Unknown _____
18. Please identify other systems, if any, of the Property which are leased and not owned by the Seller: _____
19. Year the Property was constructed: 1973
☐ Per Owner ☒ Tax Rolls
 (If before 1978 complete, sign and attach TAR 1906 concerning lead-based paint hazards.)

MISCELLANEOUS INFORMATION ABOUT PROPERTY

19. Is the Seller aware of any of the following conditions? (Visible or Not)

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
ASBESTOS Components?	☐	☐	☒	
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?	☐	☒	☐	
Carpet Stains/Damage?	☐	☒	☐	
Located on or near CORP OF ENGINEERS Property?	☐	☒	☐	
Any DEATH on the property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	☐	☒	☐	
Unplatted EASEMENTS ?	☐	☐	☒	
FAULT Lines?	☐	☐	☒	
Previous FIRES ?	☐	☐	☒	
Any FORECLOSURES pending or threatened with respect to the Property?	☐	☒	☐	
Urea formaldehyde INSULATION ?	☐	☒	☐	
LANDFILL ?	☐	☒	☐	
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property?	☐	☒	☐	
Lead-based PAINT ?	☐	☐	☒	
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time?	☐	☒	☐	
Above-ground impediment to swimming POOL ?	☐	☒	☐	
Underground impediment to swimming POOL ?	☐	☒	☐	
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual?	☐	☒	☐	
RADON gas?	☐	☐	☒	
House SETTLING ?	☒	☐	☐	Minor
SOIL Movement?	☐	☒	☐	
Subsurface STRUCTURES , Tanks, or Pits?	☐	☒	☐	
Hazardous or TOXIC WASTE affecting the Property?	☐	☒	☐	
Holes in WALLS ?	☐	☒	☐	

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	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair?	☒	☐	☐	<i>Back porch eave, well house eave</i>
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Area". TAR 1414)	☐	☒	☐	
Located in 100 year FLOOD PLAIN?	☐	☒	☐	
Located in Floodway?	☐	☒	☐	
Located in a city flood plain?	☐	☒	☐	
Tax or judgment liens?	☐	☒	☐	
In an ETJ district? (Extra Territorial Jurisdiction)	☐	☒	☐	
Diseased TREES?	☐	☒	☐	
Liquid Propane Gas?	☐	☒	☐	
- LP Community (Captive)?	☐	☒	☐	
- LP on Property?	☐	☒	☐	
Single Blockable Main Drain in a Pool/Hot Tub/Spa* * A Single Blockable Main Drain may cause a suction entrapment hazard for an individual.	☐	☒	☐	

20. If the Property is part of a Property Owner's Association, state the following information:

- Association Name: _____
- Association Management Company: _____
- Association Email: _____
- Association Phone Number: _____
- Amount of dues or assessments; \$ _____
- Assessment amount is:
Monthly \$ _____ Quarterly \$ _____ Annually \$ _____
- Payment of dues/assessments is:
☐ Mandatory ☐ Voluntary
- Amount of Unpaid Dues or Assessments, if any: \$ _____
- Optional Membership: \$ _____

21. Has the Property (or the Property Owner's Association of which of which the Property is a part) been the subject of any pending or concluded litigation?

☐ Yes ☒ No ☐ Unknown

- If "Yes", attach an explanation

22. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

☐ Yes ☒ No ☐ Unknown

If "Yes", explain: _____

23. The Property is currently serviced by the following utilities or systems (check as applicable):

- ☒ Water ☒ Sewer ☐ Septic
☒ Electricity ☐ Gas ☐ Cable TV - *available*
 High Speed Internet Availability: ☒ Cable ☐ DSL ☐ Unknown
☐ Other _____

Are any of these paid for by the Property Owner's Association ☐ Yes ☐ No ☐ Unknown

If yes, explain: _____

24. The water service to the Property is provided by (check as applicable): ☒ City ☐ Well ☐ MUD ☐ Coop

Are any of these paid for by the Property Owner's Association ☐ Yes ☐ No ☐ Unknown

If yes, explain: _____

25. Is Property Owner's Association parking:

- ☐ Assigned ☐ Unassigned _____ # Spaces
 Space Number(s) are: _____
☐ Carport ☐ Uncovered ☐ Garage

26. Is there any rainwater harvesting system connected to the property?

☐ Yes ☒ No ☐ Unknown

- Is the system connected to the property's public water supply that is able to be used for indoor potable purposes?

☐ Yes ☐ No ☐ Unknown

- Is the system larger than 500 gallons?

☐ Yes ☐ No ☐ Unknown

- If "Yes", explain: _____

27. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?

☐ Yes ☒ No

28. Are there any outstanding mechanics and Material Man's liens or lis pendens against the Property?

☐ Yes ☒ No ☐ Unknown

INFORMATION ABOUT FOUNDATION

29. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert? ☒ Yes ☐ No ☐ Unknown

If "Yes", please attach the report

30. Have repairs been made to the foundation of the Property since its original construction? ☐ Yes ☐ No ☒ Unknown

If "Yes", please attach the report

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INFORMATION ABOUT DRAINAGE

31. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No ☐ Unknown

If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content:

32. Have repairs been made to the drainage of the Property since its original construction? ☐ Yes ☐ No ☒ Unknown

If "Yes", explain what repairs you know or believe to have been made:

33. Does the Seller know of any currently defective condition to the drainage of the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes", explain:

34. Have there been any previous incidents of flooding or other water penetration into the house, garage, or accessory buildings of the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration:

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

35. Has the Seller ever obtained a written report about active termites or other wood destroying insects? ☐ Yes ☒ No ☐ Unknown

If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its contents:

36. Has the Property been treated for termites or other wood destroying insects? ☐ Yes ☒ No ☐ Unknown

If "Yes", please state the date of treatment:

37. Have there been any repairs made to damage caused by termites or other wood destroying insects? ☒ Yes ☐ No ☐ Unknown

If "Yes", explain what repairs you know or believe to have been made:

2014 New hall and
Master bath walls

38. Do active termites or other wood destroying insects currently infest the Property? ☐ Yes ☐ No ☒ Unknown

If "Yes", explain:

39. Is there any existing termite damage in need of repair?

☐ Yes ☐ No ☒ Unknown

If "Yes", explain:

40. Is the Property currently covered by a termite policy?

☐ Yes ☒ No ☐ Unknown ☐ POA Maintained

If "Yes", identify the policy by stating:

Name of Company issuing the policy:

Policy Number:

Date of policy renewal:

Phone Number:

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

41. Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions?

The presence or removal of asbestos?

☐ Yes ☒ No

The presence of radon gas?

☐ Yes ☒ No

The presence or treatment of mold?

☐ Yes ☒ No

The presence of lead based paint?

☐ Yes ☒ No

If "Yes", explain:

42. If the answer to any part of Question #41 is "Yes", has the Seller ever obtained a written report for addressing such environmental hazards?

☐ Yes ☐ No

If "Yes", explain:

(Identify any reports by stating the date of the report, the person or company who made the report, and its contents.)

43. Is the Seller aware of previous use of premises for manufacture of Methamphetamine?

☐ Yes ☒ No

44. Is the Seller aware of any condition not previously addressed in this Disclosure Statement which, in Seller's opinion, is a defective condition or adversely affects the Property?:

☐ Yes ☒ No ☐ Unknown

If "Yes", explain:

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ACKNOWLEDGEMENT BY SELLER**DISCLOSURES**

45. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

RA
Seller(s) Initials Seller(s) Initials

46. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

RA
Seller(s) Initials Seller(s) Initials

47. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

RA
Seller(s) Initials Seller(s) Initials

Municipal Utility District Disclosures

Check All That Apply:

(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)

- ☐ The Property is located in a Municipal Utility District (MUD) which is either:
- ☐ Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)
 - ☐ Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)
 - ☐ Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)

On-Site Sewer Facility

If the Property has a septic or other on-site sewer facility

- ☐ Attached is Information About On-Site Sewer Facility (TAR #1407)
- ☐ Property is located in a Public Improvement District (PID)

SMOKE DETECTION EQUIPMENT

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?*

☐ Yes ☐ No ☒ Unknown If no, or unknown, explain. (Attach additional sheets if necessary):

NDST Smoke + CO monitor installed

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing-impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

INDEMNIFICATION

SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

RA
SELLER (SIGN AS NAME APPEARS ON TITLE)
Robert A. Reese Jr.

11/3/16
DATE

DocuSigned by:
Robert A. Reese Jr.
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE

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NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. **THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.**
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If the Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 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.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property:

BUYER	DATE	BUYER	DATE
PRINT NAME		PRINT NAME	

14535 (guest house) FM 859		DS	
PROPERTY ADDRESS: Canton, TX 75103		SELLER'S DISCLOSURE NOTICE - PAGE 8 OF 8	
MetroTex Association of REALTORS® 7167 May 2016	Buyer's Initials _____	Buyer's Initials _____	Seller's Initials <u>112</u> Seller's Initials <u>CA</u>

Utility Information and Costs

PLEASE PRINT LEGIBLY

Property Address: 14535 FM 859 aka 1078 First Monday Lane

of People Living in Home: 4 Adults: 2 Children: 2

Approx. Thermostat Temperature Setting in Summer: 74 Winter: 72

Month	Year	Electric	Gas	Water	Trash	Other:
January	2016	206	N/A	46	Incl.	
February		199		41		
March		127		46		
April		122		53		
May		117		?		
June		130		42		
July		150		52		
August		211				
September	2016	148		?		
October	2015	138		116 (fasceton)		
November		110		44		
December		175		48		
Total		1833				
Average		153				

What providers are used currently for the following services?

Electric	<u>Reliant</u>	phone #	<u>866-222-710</u>
Water	<u>City of Canton</u>	phone #	<u>903-567-2426</u>
Sewer	<u>"</u>	phone #	<u>"</u>
Trash	<u>"</u>	phone #	<u>"</u>
Propane	<u>NA</u>	phone #	
Natural Gas	<u>NA</u>	phone #	
Phone Company	<u>Verizon / Frontier</u>	phone #	
Cable/Satellite	<u>East Texas Cable</u>	phone #	<u>903-567-2260</u>
Internet	<u>"</u>	phone #	<u>"</u>

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

Additional Property Info and FAQs Answered by Seller

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

Property Address: 14535 FM 859 AKA 1078 First Monday Lane

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

What builder built the home? Unknown

How many owners has the home had? 2-3

For properties with acreage, how much is wooded? 40-50% Open? 50-60%

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? Unknown

Are there any written or oral leases (including minerals)? Yes If so, what are they and with whom? Month to month home rental

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

Property Features Updates and Upgrades

PLEASE PRINT LEGIBLY

Property Address: 14535 FM 859 AKA 1078 First Monday Lane

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	?	Replaced	?
A/C Inside Coil/Furnace	?	"	?
Curtains/Blinds	12/2014	New blinds	500 ⁰⁰
Ceiling Fans/Fixtures	12/2014		250 ⁰⁰
Countertops	12/2014	Kitchen - replacement concrete	500 ⁰⁰
Cabinets	12/2014	Paint, new hardware, repair	400 ⁰⁰
Deck			
Doors	12/2014	All interior doors + hardware	750 ⁰⁰
Electrical			
Faucets / Toilets	12/2014	New toilets, faucets, repair plumbing items	2000 ⁰⁰
Fence			
Fireplace			
Flooring	12/2014	Wood floor vinyl	3,500 ⁰⁰
Garage Door/Opener			
Insulation	8/16/2010	Added additional attic insulation	650 ⁰⁰
Landscaping			
Paint	12/2014	Repaint + replace elect plates etc	2,500 ⁰⁰
Roof	2/2010	Replace complete w/ decking repairs	10-12,000
Sinks			
Septic System disconnected		Connected to City Sewer	1,750 ⁰⁰
Sprinkler System			
Walls			
Water Heater			
Windows	10/2013	Replaced ALL	5,279 ⁰⁰
Other: Well / Laundry Room	12/2014	Remove wall board, repair wood rot + termite damage	1,500 ⁰⁰
Other: Microwave / Oven	12/2014		750 ⁰⁰
Carpentry	12/2014	Repairs	2,700 ⁰⁰

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