



# SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

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

552 VZCR 2142

Wills Point

(STREET ADDRESS AND CITY)

Van Zandt

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 \_\_\_\_\_  
Expiration Date \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

552 VZCR 2142

PROPERTY ADDRESS: Wills Point, TX 75169

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

Buyer's Initials \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 8

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Automatic Lawn Sprinkler System (Front <input checked="" type="checkbox"/> / Back <input checked="" type="checkbox"/> / Left Side <input checked="" type="checkbox"/> / Right Side <input type="checkbox"/> / Fully <input type="checkbox"/> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Have not used in 3 years
Carbon Monoxide Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cable TV Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cooktop (Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cooling (Central Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> ) # Units <u>5</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Replaced one in 2010 Added Carrier House in 2012
Cooling (Window <input type="checkbox"/> / Wall <input type="checkbox"/> / Evaporative Coolers <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Exhaust Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fire Detection Equipment (Electric <input type="checkbox"/> / Battery Operated <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	ON MONITORED SEC. (G)
Garage Door Opener(s) & Controls (Automatic <input type="checkbox"/> / Manual <input type="checkbox"/> ) <u>Gate</u> # Controls <u>1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	New in 2016
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Gas Lines (Natural <input type="checkbox"/> / Liquid Propane <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Furnace and fire place only added duct with call. 1/2010
Heating (Central Gas <input checked="" type="checkbox"/> / Electric <input type="checkbox"/> ) # Units <u>5</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	added duct with call. 1/2010
Heating (Window <input type="checkbox"/> / Wall <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ice Maker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	At Gate - New in 2013
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Media Wiring & Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	New in 2015
Outdoor Cooking Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Oven (Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	replaced cook in 2015
Oven - Convection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Public Sewer & Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Range (Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

552 VZCR 2142

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 8

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

Buyer's Initials

Seller's Initials RL

Seller's Initials RL

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW in 2015
Satellite Dish and Receiver	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW in 2016
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Security System(s) (In Use / Abandoned)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	monitored 24/7 Camera at gate
Septic or other On-Site Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Shower Enclosure & Pan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Smoke Detector-Hearing Impaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Stove (Free Standing) For Heating (Free Standing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Swimming Pool & Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	OUT of service for winter small leak
Swimming Pool Built-In Cleaning Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Swimming Pool Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
TV Antenna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Water Heater (Gas / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

#### 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Carport (Attached / Not Attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Drains (French / Other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	seal coat in 2015
Electrical Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	polyester fence needed replaced
Fireplace(s)/Chimney (Mock)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fireplace(s)/Chimney (Wood burning)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fireplace(s)/with gas logs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	gas for gas logs but wood burning NO12
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	carpet 2010, Poly Res-2015
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	2x6 STRIPS to 100 piers
Garage (Attached / Not Attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	converted to 2 B.B. - 2 B.B.s
Lighting (Outdoor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Patio / Decking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Paint 2016
Retaining Wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW in 2010
Rain Gutters and Down Spouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW - 2016
Sidewalk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Skylight(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Sump or Grinder Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	at pool house
Walls (Exterior/Interior)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Washer / Dryer Hookups (Gas / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	H-R (Aurion) double pane double pane available in attic
Window Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

552 VZCR 2142

PROPERTY ADDRESS: **Wills Point, TX 75169**

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

SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 8

Seller's Initials **AB** Seller's Initials **Rac**

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:

< 1 yr Years ☐ Unknown

Is the roof paid for by the Property Owners Association?

☐ Yes ☒ No ☐ Unknown *INSURANCE - Wind damage*

15. The electrical wiring of the Property is:

☒ Copper ☐ Aluminum ☐ Unknown

☐ Other (specify) I think

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. \$ 29

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: 1999 -

☒ 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
<b>ASBESTOS</b> Components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any personal or business <b>BANKRUPTCY</b> pending which would affect the sale of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Carpet Stains/Damage</b> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Marten - Unstained hardwood</i>
Located on or near <b>CORP OF ENGINEERS</b> Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any <b>DEATH</b> on the property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unplatted <b>EASEMENTS</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>FAULT</b> Lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous <b>FIRES</b> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Lightning hit - no fire in 2015</i>
Any <b>FORECLOSURES</b> pending or threatened with respect to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Urea formaldehyde <b>INSULATION</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>DONT think so</i>
<b>LANDFILL</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any <b>NOTICES</b> of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lead-based <b>PAINT</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>don't think so</i>
Room additions, structural modification, or other alterations or repairs made without necessary <b>PERMITS</b> or not in compliance with building codes in effect at that time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Not that aware of - use CONTRACTOR</i>
Above-ground impediment to swimming <b>POOL</b> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Underground impediment to swimming <b>POOL</b> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any <b>PROPERTY CONDITION</b> which materially affects the physical health or safety of an individual?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>RADON</b> gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
House <b>SETTLING</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>don't think so</i>
<b>SOIL</b> Movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Subsurface <b>STRUCTURES</b> , Tanks, or Pits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Propan tank</i>
Hazardous or <b>TOXIC WASTE</b> affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Holes in <b>WALLS</b> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>don't think so</i>

552 VZCR 2142

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 8

MetroTex Association of REALTORS® 7167 May 2016 Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Seller's Initials AL Seller's Initials REC

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Area". TAR 1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located in 100 year FLOOD PLAIN?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Located in Floodway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	House No - Crack yes
Located in a city flood plain?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tax or judgment liens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
In an ETJ district? (Extra Territorial Jurisdiction)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Diseased TREES?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	W/ 2
Liquid Propane Gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
- LP Community (Captive)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TANK 500 gal underground
- LP on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Single Blockable Main Drain in a Pool/Hot Tub/Spa* * A Single Blockable Main Drain may cause a suction entrapment hazard for an individual.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

- Association Name: NA
- 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

High Speed Internet Availability: ☐ Cable ☐ DSL ☐ Unknown

☒ Other Community Internet Provider

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 Engineer designed

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

If "Yes", please attach the report

### 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:

drainage installed in 2010  
No problem since

### 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:

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: don't think so

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:

Termite

Policy Number:

Date of policy renewal: 1999

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:

552 VZCR 2142

PROPERTY ADDRESS: Wills Point, TX 75169

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

Buyer's Initials

SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 8

Seller's Initials AC

Seller's Initials AC

# 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.

RC Rcc  
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.

RC Rcc  
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.

RC Rcc  
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):

THINK SO - MONITORED

\* 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.

Ron Crumpler  
SELLER (SIGN AS NAME APPEARS ON TITLE)

Ron Crumpler

DATE

Rose Crumpler  
SELLER (SIGN AS NAME APPEARS ON TITLE)

Rose Crumpler

DATE

552 VZCR 2142

PROPERTY ADDRESS: Wills Point, TX 75169

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

Buyer's Initials \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 8

Seller's Initials RC

Seller's Initials Rcc

## 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](http://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	

552 VZCR 2142

PROPERTY ADDRESS: **Wills Point, TX 75169**

SELLER'S DISCLOSURE NOTICE – PAGE 8 OF 8

MetroTex Association of REALTORS® 7167 May 2016 Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Seller's Initials *AL* Seller's Initials *KAC*



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 552 VZCR 2142  
Wills Point, TX 75169

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown  
☐ \_\_\_\_\_
- (2) Type of Distribution System: Single line ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: behind house ☐ Unknown  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Installer: Bob Shaw Sanitation System ☐ Unknown
- (5) Approximate Age: 16 yrs ☐ 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? 2010
- (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:

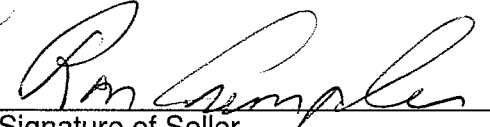
- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☒ Will look in files for originals
- (2) "Planning 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.


Information about On-Site Sewer Facility concerning \_\_\_\_\_

- 7. 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.

 9/28/16  
Signature of Seller Date  
Ron Crumpler

  
Signature of Seller Date  
Rose Crumpler

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

## Utility Information and Costs

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

Property Address: 552 V2LR 242, Willis Point TX 75169

# of People Living in Home: 2 Adults: \_\_\_\_\_ Children: \_\_\_\_\_

Approx. Thermostat Temperature Setting in Summer: 76 Winter: 68

Month	Year	Electric	Gas	Water	Trash	Other:
January	2016	240	1040	38 <sup>75</sup>	40	→ 3 cans
February	"	199	Filled Tank for year	36 <sup>82</sup>	40	
March	"	170		36 <sup>72</sup>	40	
April	"	169		47 <sup>26</sup>	40	
May	"	333		52 <sup>75</sup>	40	Had Guest (8) for 3 days
June	"	295		102	40	over filled pool
July	"	320		46 <sup>89</sup>	40	Wedding
August	"	461		45 <sup>60</sup>	40	Wedding
September						
October						
November						
December						
Total						
Average						

### What providers are used currently for the following services?

Electric Trinity Valley Electric Coop phone # 972-932-2214

Water Myrtle Spring Water Coop phone # 903-865-8402

Sewer \_\_\_\_\_ phone # 8

Trash Waste Management phone # 877-808-4686

Propane Potts Gas phone # 905-567-6388

Natural Gas \_\_\_\_\_ phone # 0

Phone Company AT&T phone # 877-606-2002

Cable/Satellite Consumer Internet phone # 800-477-5050

Internet Direct TV providers phone # 800-247-3288

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: 552 VZCA 2142 Wills Point TX

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	As Needed	Snyder AC	?
A/C Inside Coil/Furnace		?	
Curtains/Blinds	2010	Some replaced	?
Ceiling Fans/Fixtures			
Countertops			
Cabinets			
Deck	2016	Paint	
Doors	As Needed	Paint	
Electrical	2016	Master Bath	300 <sup>00</sup>
Faucets	2016	Kitchen	600 <sup>00</sup>
Fence			
Fireplace			
Flooring	2016	Replace Family Rm (2000 sq ft)	19000
Garage Door Opener	2016	New Opener	1000
Insulation			
Landscaping			
Paint	2010 Interior	Interior	4000
Roof	2016	Replace	20,000
Sinks			
Septic System			
Sprinkler System			
Walls			
Water Heater	2014	Replaced	1000
Windows	As Needed	Replaced	3000
Other:			
Other:			

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: 552 WZ CA 2142 Wills Point TX

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

What builder built the home? different Contractors - Self General

How many owners has the home had? ONE

For properties with acreage, how much is wooded? 20% Open? 80%

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? I think about 5%

Is there Ag. exemption on the property? yes If so, for what activity? cattle/Hay

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? \_\_\_\_\_