

TEXAS ASSOCIATION OF REALTORS

SELLER'S DISCLOSURE NOTICE

**Texas Association of REALTORS®, Inc. 2018

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.

CONCERNING THE	-K(יאנ	EKI	ľ	AI.	96	74 U.S. 175 W		_	Jacksonville TX	7576	56	
AS OF THE DATE	SIG 3UY	'EF	ED R M	BY AY	'S W	ELI ISH	LER AND IS NOT TO OBTAIN. IT IS	A SL	IBS	THE CONDITION OF THE PR TITUTE FOR ANY INSPECTI VARRANTY OF ANY KIND BY	ONG	9	0
Seller is is not the Property?	O	er,	upyi 2012	ing	the	e Pr	operty If unoccupie	ed (by	Se eve	ller), how long since Seller has roccupied the Property	occ	up	ied
Section 1. The Proportion This notice does not es	erty stab	ha hist	as t	he ite	it e ms	ms to t	marked below: (Marked beconveyed. The control	ark Ye	es (Y), No (N), or Unknown (U).) etermine which items will & will not	con	vej	/ .
Item	Y	N	U	Γ	Ite	m	107.5	YN	U	Item	V	AI	U
Cable TV Wiring			X	1	Liq	uid	Propane Gas:		X	Pump: ☐ sump ☐ grinder	,	176	X
Carbon Monoxide Det.		X					ommunity (Captive)		X	Rain Gutters			X
Ceiling Fans		x					Property		X	Range/Stove	x		^
Cooktop			X		Ho	t Tu	ıb	X		Roof/Attic Vents	<u> </u>		x
Dishwasher		x			Inte	erco	om System	x		Sauna		x	^
Disposal			X		Mic	crov	vave	×		Smoke Detector		-	x
Emergency Escape Ladder(s)		x	+		Outdoor Grill			×		Smoke Detector – Hearing Impaired			X
Exhaust Fans			X		Patio/Decking			X		Spa	-	-	X
Fences		X			Plumbing System				X	Trash Compactor			X
Fire Detection Equip.			X		Pool			X		TV Antenna			X
French Drain			Х		Pool Equipment			X		Washer/Dryer Hookup	x		^
Gas Fixtures			X		Poo	ol M	aint. Accessories	X		Window Screens	X	\neg	
Natural Gas Lines			X		Pod	H	eater	X		Public Sewer System	-		X
Item				Υ	N	U	A delition	11.00		40			
Central A/C		-	-	1	X	0							
Evaporative Coolers	_		-		X	-	electric gas number of units:	nun	npe	r of units:	-		
Wall/Window AC Units	_		-	X	^	-	number of units: 1	_	_				
Attic Fan(s)			- 1	_		-	The second secon	_	_				
Central Heat		-	-	-	X	-	if yes, describe:	-		- 6 - 10	_	_	
Other Heat	177	_	-	-	<u>^</u>	x	if yes describe:	nun	noe	r of units:			
Oven			-		_	^	number of ovens:	_	-	Ø electric Deca Dette	_	100	
Fireplace & Chimney	-		-1		X				-	d electric □ gas □ other:	-	_	_
Carport					X		□ wood □ gas logs □ mock □ other: □ attached □ not attached						
Garage					X		☐ attached ☐ not				-	_	-
Garage Door Openers		_		_	X		number of units:	allac		number of remotes:			\dashv
Satellite Dish & Controls				-	X		☐ owned ☐ lease	d from		number of femoles.	-	_	\dashv
Security System x							2 owned 2 leased from						
A4 . A1 .							electric gas [number of units: 2	_	_	-
Water Softener x					electric el gas el other: number of units: 2								
Inderground Lawn Spri	nkl	er				x	☐ automatic ☐ ma		-	eas covered:	_	-	-
Septic / On-Site Sewer			V			X				out On-Site Sewer Facility (TAR	4 4	171	-
		2070	-	-1	-	-	joo, according	GUOT	AUC	out Office Sewer Facility (TAR	- 14(1()	

(TAR-1406) 01-01-16 Initialed by: Buyer: and Seller: 🧃 Page 1 of 5 Computer generated using AutoContract 7rd v7, from AutoPeethy, LLC, 1989 W. Pipeline, State 161, Hurst, TX 76953, (603) 522-1178
This installation of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication and in and in and in an investment of the installation of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication and in an investment of the installation of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of AutoContract 7rd is isomased for use to: Mile McCount of Charatas Real Entitle Communication of Charatas Real Entitle Communication of Charatas Real Entitle Communication of Charatas Real Entitle Charatas Real Entitle Communication of Charatas Real Entitle Real Entit Real Entitle Real Entitle Real Entitle Real Entit Real Entitle Real E not 7/WAF sentThach-Armstrong Curey House south Printed: 6:00:10 PM 9/14/2016

Output the December	967	1118 1	75 W			دار	ickson	ville TX	75766	
Concerning the Property at 9674 U.S. 175 W. Water supply provided by: city well										
Was the Property building (If yes, complete,	It befo	ore 19	78? 🗆 yes 🕻	no	Ži u	nknown				
Roof Type: Composition	in				Age	Unknow	VIII .		approxim	ate)
Is there an overlay ro	of cov	erina	on the Proper	ty (si	hingle	es or ro	of cov	ering placed over existing s	hingles o	I roo
covering)? yes	⊒ no	ur ur	known							
Are you (Seller) awa defects, or are need o	re of of repa	any o air? [f the items list	ted in	n this s, des	Section scribe (a	1 1 tha	at are not in working condi- additional sheets if necess	ition, that ary):	nave
Section 2. Are you (Y) if you are aware							nction	s in any of the following		k Yes
Basement	1	X	Floors			1	X	Sidewalks		X
Ceilings	-	x	Foundation	/ 51=	ah(s)		x	Walls / Fences		×
Doors	-	x	Interior Wa	and the latest to the	20(3)		x	Windows		×
Driveways	-	X	Lighting Fix	_	8		×	Other Structural Compo	nents	x
Electrical Systems	_	X	Plumbing S				X			
Exterior Walls		X	Roof	,,,,,,		1.00	x			
	f the i	-		yes,	expla	ain (atta	ch ad	ditional sheets if necessary	ı):	
				of the	e foll	owing	condi	tions: (Mark Yes (Y) if y	ou are a	ware
and No (N) if you are	not	aware	9.)	V	LINI	Can	lition		Y	N
Condition					N			oundation Repairs		X
Aluminum Wiring Asbestos Component		3		-	X			oof Repairs	010	×
Diseased Trees: • o				-	X			ctural Repairs		x
Endangered Species			Property	-	A V		n Gas			×

Aluminum Wiring	X
Asbestos Components	X
Diseased Trees: oak wilt	X
Endangered Species/Habitat on Property	X
Fault Lines	X
Hazardous or Toxic Waste	X
Improper Drainage	X
Intermittent or Weather Springs	X
Landfill	X
Lead-Based Paint or Lead-Based Pt. Hazards	X
Encroachments onto the Property	х
Improvements encroaching on others' property	X
Located in 100-year Floodplain	X
Located in Floodway	X
Present Flood Ins. Coverage	
(If yes, attach TAR-1414)	х
Previous Flooding into the Structures	X
Previous Flooding onto the Property	X
Located in Historic District	х
Historic Property Designation	X
D. I. M. C. D. Control of the Control	

Previous Use of Premises for Manufacture

Condition	Υ	N
Previous Foundation Repairs		X
Previous Roof Repairs		X
Other Structural Repairs		X
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks	ALT I	X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Penetration		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		×
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Ho Tub/Spa*		x

of Methamphetamine

IE AL-		Jacksonville	TX	75766
II trie	answer to any of the items in Section 3 is yes, e	xplain (attach additional s	heets if necessary	n):
	*A single blockable main drain may cause a su	action entrapment hazard	for an individual	
or rep	on 4. Are you (Seller) aware of any item, equipair, which has not been previously disclose onal sheets if necessary):	pment, or system in or o	on the Property t s 현 no If yes,	explain (attac
Section	on 5. Are you (Seller) aware of any of the fol re not aware.)			
Y N	Room additions, structural modifications, or permits or not in compliance with building code	r other alterations or reles in effect at the time.	pairs made witho	out necessar
o ě	Homeowners' associations or maintenance fe			
	Manager's name: Fees or assessments are: \$p Any unpaid fees or assessment for the Pro If the Property is in more than one association: below or attach information to this notice.	er Phone: er and operty?	are: I mandatory no n about the other	voluntary association
j či	Any common area (facilities such as pools, to interest with others. If yes, complete the follow Any optional user fees for common facilities.	NIUU.		
ă	Any notices of violations of deed restrictions use of the Property.	or governmental ordinar	ices affecting the	condition o
) ě	Any lawsuits or other legal proceedings direct not limited to: divorce, foreclosure, heirship, ba	tly or indirectly affecting tankruptcy, and taxes.)	he Property. (Inc	ludes, but is
	Any death on the Property except for those of unrelated to the condition of the Property.	deaths caused by: natura	l causes, suicide	, or accident
<u>*</u>	Any condition on the Property which materially	affects the health or safe	y of an individual.	
3 2	Any repairs or treatments, other than routing environmental hazards such as asbestos, radoolf yes, attach any certificates or other remediation (for example, certificate of mole	n, lead-based paint, urea- documentation identifying	formaldehyde, or	mold
Ö	Any rainwater harvesting system located on the a public water supply as an auxiliary water soul	e Property that is larger the	nan 500 gallons a	nd that uses
ă	The Property is located in a propane gas systemetailer.	m service area owned by	a propane distribu	ution system

(TAR-1406) 01-01-16 Initialed by: Buyer: and Seller: **

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Concerning the Prope	erty at9674 U.S. 175	w	Jacksonville	тх	75766
If the answer to a	ny of the items in	Section 5 is yes	, explain (attach addition	nal sheets if neces	sary):
	D 1 10 1				
Section 7. With persons who re	nin the last 4 ye	ars, have you inspections ar	a survey of the Property (Seller) received any nd who are either lices and no If yes, attach as	written inspect	ors or otherwis
Inspection Date	Туре	Name of Ins	pector		No. of Pages
		n		asped Burn	5.1
☐ Homestead ☐ Wildlife Man ☐ Other: ☐ Have provider? ☐ ye Section 10. Have example, an inst	nagement e you (Seller) e s 🖺 no e you (Seller) ev urance claim or a	Senior Citiz Agricultural ver filed a cla ver received p settlement or		eled veteran own he Property with for damage to the deling) and not use the deling and not use the deline and the deline	h any insuranc
detector require	es the property has the property has ments of Chapter ain. (Attach addition	766 of the He	moke detectors install alth and Safety Code? ecessary):	ed in accordance * 🛎 unknown	e with the smoke
installed in acco	ordance with the requinance, location, and po	irements of the but ower source require	ne-family or two-family dwell uilding code in effect in the ements. If you do not know to our local building official for m	area in which the dw the building code requi	elling is located,
family who will impairment from seller to install s	reside in the dwelling a licensed physician; a moke detectors for the	ı is hearing-impaire and (3) within 10 da e hearing-impaired	or the hearing impaired if: (1) ed; (2) the buyer gives the ays after the effective date, th and specifies the locations if d which brand of smoke dete	seller written evidence e buyer makes a writte for installation. The pa	e of the hearing on request for the

Page 4 of 5

C VisioContract TWM/FlantThack-Annationg Curvy House some
Thin 17 I I R C 2011 and Seller 🧆

Concerning the Property at 9674 U.S. 175 W.		Jacksonville	TX	75766
Seller acknowledges that the statements in including the broker(s), has instructed or material information. Signature of Seller		are true to the best of Sei	ller's belief and	that no person
Printed Name: Jennifer Ann Thach-Armstrong		Printed Name:		
ADDITIONAL NOTICES TO BUYER:				
(1) The Texas Department of Public Safe determine if registered sex offenders a www.txdps.state.tx.us. For information contact the local police department.	re located i	n certain zip code areas.	To search the	database, visi
(2) If the property is located in a coastal ar feet of the mean high tide bordering the Act or the Dune Protection Act (Chapter construction certificate or dune protection local government with ordinance audinformation.	e Gulf of Me er 61 or 63, on permit m	exico, the property may be Natural Resources Code, a ay be required for repairs	subject to the respectively) ar or improvement	Open Beaches and a beachfron the transfer of the contact the conta
(3) If you are basing your offers on squa items independently measured to verify	re footage, any reporte	measurements, or bound dinformation.	aries, you shou	uld have those
(4) The following providers currently provide	e service to	the property:		
Electric: Cherokee County Electric Co-Op		phone #: 903-683-2248		
Sewer: Cuney		phone #: 903-876-2655		
Water: Cuney		phone #: 903-876-2655		
Cable: N/A		phone #:		
Trash: Private Rural (Several)		phone #:		
Natural Gas: N/A		phone #:		
Phone Company: CenturyLink		phone #: 800-201-4099		
Propane: N/A		phone #:		
(5) This Seller's Disclosure Notice was conthis notice as true and correct and has ENCOURAGED TO HAVE AN INSPECTIVE Undersigned Buyer acknowledges received.	ive no reas TOR OF YO	on to believe it to be fals OUR CHOICE INSPECT TH	se or inaccurat	e. YOU ARE
Signature of Buyer Printed Name:	Date	Signature of Buyer Printed Name:		Date

(TAR-1406) 01-01-16

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