



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

guest house

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

CONCERNING THE PROPERTY AT 525 VZCR 1208 Canton
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

- ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
- ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

- ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
- ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller Bobby Roan 7-1-16 Date

Bobbie Roan Investments LLC

Buyer _____ Date _____

Seller _____ Date _____

Other Broker _____ Date _____

Listing Broker Bob Reese 7/2/16 Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-1906) 10-10-11

TREC No. OP-L



SELLER'S DISCLOSURE NOTICE TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT _____

525 VZCR 1208

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 _____
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: _____

525 VZCR 1208

PROPERTY ADDRESS: Canton, TX 75103

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

Buyer's Initials _____

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 8

Seller's Initials BR 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 ___	☐	☐	☐		☐	
Cooling (Window ___ / Wall ___ / Evaporative Coolers ___)	☒	☐	☐		☐	
Dishwasher	☐	☒	☐		☐	
Disposal	☒	☐	☐		☐	
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 ___	☒	☐	☐		☐	
Heating (Window ___ / Wall ___)	☒	☐	☐		☐	
Hot Tub	☒	☐	☐		☐	
Ice Maker	☒	☐	☐		☐	
Intercom System	☒	☐	☐		☐	
Lighting Fixtures	☐	☒	☐		☐	
Media Wiring & Equipment	☒	☐	☐		☐	
Microwave	☒	☐	☐		☐	
Outdoor Cooking Equipment	☒	☐	☐		☐	
Oven (Gas ___ / Electric ___)	☒	☐	☐		☐	
Oven - Convection	☒	☐	☐		☐	
Plumbing System	☐	☒	☐		☐	
Public Sewer & Water System	☒	☐	☐		☐	
Range (Gas ___ / Electric ___)	☐	☒	☐		☐	

525 VZCR 1208

PROPERTY ADDRESS: Canton, TX 75103

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 8

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Buyer's Initials

Seller's Initials

Seller's Initials

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	☐	☒	☐		☐	
Drains (French ☐ / Other ☐)	☒	☐	☐		☐	
Driveway	☐	☒	☐		☐	
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (Mock)	☒	☐	☐		☐	
Fireplace(s)/Chimney (Wood burning)	☒	☐	☐		☐	
Fireplace(s)/with gas logs	☒	☐	☐		☐	
Floor	☐	☒	☐		☐	
Foundation	☐	☒	☐		☐	
Garage (Attached ☒ / Not Attached ☐)	☐	☒	☐		☐	
Lighting (Outdoor)	☒	☐	☐		☐	
Patio / Decking	☒	☐	☐		☐	
Retaining Wall	☒	☐	☐		☐	
Rain Gutters and Down Spouts	☒	☐	☐		☐	
Roof	☐	☒	☒	1916	☐	
Sidewalk	☒	☐	☐		☐	
Skylight(s)	☒	☐	☐		☐	
Sump or Grinder Pump	☒	☐	☐		☐	
Walls (Exterior/Interior)	☒	☐	☐		☐	
Washer / Dryer Hookups (Gas ☐ / Electric ☒)	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☒	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	

525 VZCR 1208

PROPERTY ADDRESS: Canton, TX 75103

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

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SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 8

Seller's Initials

Seller's Initials

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VZCR 1208 527

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:
____ 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: _____
☐ 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 ?	☐	☐	☒	
SOIL Movement?	☐	☐	☒	
Subsurface STRUCTURES , Tanks, or Pits?	☐	☐	☒	
Hazardous or TOXIC WASTE affecting the Property?	☐	☒	☐	
Holes in WALLS ?	☐	☐	☒	

525 VZCR 1208

PROPERTY ADDRESS: **Canton, TX 75103**

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

Buyer's Initials _____

SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 8

Seller's Initials DL Seller's Initials _____

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair?	☐	☐	☒	
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
 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 _____

525 VZCR 1208

PROPERTY ADDRESS: Canton, TX 75103

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

Buyer's Initials _____

SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8

Seller's Initials _____

Seller's Initials _____

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:

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:

525 VZCR 1208

PROPERTY ADDRESS: Canton, TX 75103

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

Buyer's Initials

SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 8

Seller's Initials

Seller's Initials

ACKNOWLEDGEMENT BY SELLER

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

BR
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.

BR
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.

BR
Seller(s) Initials Seller(s) Initials

DISCLOSURES

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):

* 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.

Bobby Roan 7-1-16
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
Bobby Roan Investments LLC

SELLER (SIGN AS NAME APPEARS ON TITLE) DATE

525 VZCR 1208

PROPERTY ADDRESS: Canton, TX 75103

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

Buyer's Initials

SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8

Seller's Initials

Seller's Initials

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	

525 VZCR 1208		SELLER'S DISCLOSURE NOTICE - PAGE 8 OF 8	
PROPERTY ADDRESS: Canton, TX 75103			
MetroTex Association of REALTORS® 7167 May 2016	Buyer's Initials _____	Buyer's Initials _____	Seller's Initials _____



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.
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CONCERNING THE PROPERTY AT 525 VZCR 1208
Canton, TX 75103

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? _____
- (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 BR, _____ Page 1 of 2

RE/MAX Landmark, 430 S. Trade Days Blvd Canton, TX 75103
Phone: 903-245-2056 Fax: 903-642-0065 Bob Reese

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

VZCR 1208 527

- 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.

Bobby Roan 7-1-16
Signature of Seller Date
Bobby Roan Investments LLC

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date