

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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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.

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CONCERNING THE PRO)PF	-PT	ΥΑΤ								nty Road 117 78643			
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DATE SIGNED BY SELL	_EF	R F	ND IS	NO	ΓΑ	SL	JBSTITUTE FOR A	۷Y	INSF	PECT	TION OF THE PROPERTY A IONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	EE	ŲΥ	ΈR
										long	since Seller has occupied the	Pro	pe	ty?
				_			er occupied the Prop		•					
Section 1. The Propert	ty h	as '	the ite	ems i	ma	rke	d below: (Mark Yes	(Y)), No	(N), c	or Unknown (U).) e which items will & will not conve			
Item		N			em		conveyed. The contrac	T	N L		Item		N.	T.,
Cable TV Wiring	+-	X	-	-			ropane Gas:	7	X	4		Y	X	U
Carbon Monoxide Det.	-	X			_		nmunity (Captive)	+	$\left \frac{C}{C} \right $	-	Pump: ☐ sump ☐ grinder Rain Gutters	X	1	
Ceiling Fans	┢	1					roperty	+	<u>Х</u> Х	_			-	
Cooktop	K		+			Tub		┿	χH	\dashv	Range/Stove Roof/Attic Vents	X	<u> </u>	
Dishwasher		}	+				ı System	+	分	-	Sauna	╀	X	\vdash
	X	-	 			owa		X	-	\dashv	Smoke Detector	$\frac{1}{\lambda}$	Δ	
Disposal Emergency Escape	<u>{</u>	+	+-				Grill	4		\dashv		 ^		<u> </u>
Ladder(s)	L	X		L					X		Smoke Detector – Hearing Impaired			χ
Exhaust Fans	X	<u> </u>			Patio/Decking						Spa		X	
Fences	X	_		-	Plumbing System						Trash Compactor		X	
Fire Detection Equip. , X Pool							X		TV Antenna		X,			
French Drain						uipment	\perp	X		Washer/Dryer Hookup	X	,		
Gas Fixtures X Poo			ool	Ма	int. Accessories		X		Window Screens		X			
Natural Gas Lines	<u></u>	X		P	ool	He	ater	\perp	Χ		Public Sewer System		X	<u> </u>
Item	•			Υ	N	U		†	Add	ition	al Information			
Central A/C				Х			⊠ eleçtric ☐ gas	n	umbe	r of u	nits: / year pamp V	921	oth	er
Evaporative Coolers					X		number of units:				-15 Solar Panels	J		
Wall/Window AC Units					λ		number of units:							
Attic Fan(s)				\top	X		if yes, describe:							
Central Heat				X			⊠electric	n	umbe	r of u	nits: 1 heat pump >9	201	w	, PU/
Other Heat					X		if yes, describe:				y Solar pans	داح		
Oven				X			number of ovens: 2 🗷 🗷 electric 🗆 gas 🗆 other:							
Fireplace & Chimney					χ		□wood □gas log	j\$	☐ m	ock	other:			
Carport				X			☐ attached ☑ not attached							
Garage				X			☑attached ☐ not attached							
Garage Door Openers			又			number of units: 3 number of remotes: 2								
Satellite Dish & Controls			X			☐ owned ☐ leased from ☐ 15h								
Security System					X		□owned □lease				4			
Water Heater			X			☑ electric ☐ gas ☐ other: number of units:/								
Water Softener					入		□ owned □ lease	d f	rom			•		
Underground Lawn Sprinkler					automatic m	-		areas	covered: back					
Septic / On-Site Sewer I				又			if yes, attach Information About Qn-Site Sewer Facility (TAR-1407))	
(TAR-1406) 01-01-16 Remax-Llano, 1000 Ford St. Llano, TX 78643 Kathy Beckham	•	•	Initial		•	_	ər:,	ļ	and ?	Seller	D PB KB P	age	1 (of 5

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as the moderty built be	fore 19	78?]yes ⊠no		unkno	own			•		,	_
(If yes, complete, sig	in, and	attach	TAR-1906 cc	ncer	nina le	ead-bas	ed	pai	nt ha	zards).		
oof Type: <u>Metal</u>	, ,			Ac	ie:	34r	5	,		(ap	proxima	ate)
there an overlay roof o	overino	on the	e Property (sł	inale	es or r	oof cov	erin	ıa c	olace	d over existing shingles or roof	coverin	g)?
yes ⊠no □unkno		, 011 111	5 1 10po(t) (5.					- O 1-				•
e you (Seller) aware of ed of repair?	any of	the ite	ms listed in th , describe (att	nis S ach	ection additio	1 that a onal she	are ets	not if r	t in w nece:	rorking condition, that have defessary):	ects, or	are —
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ction 2. Are you (Se are and No (N) if you	eller) av	ware o	of any defects re.)	s or	malfu	nctions	in	an	y of	the following?: (Mark Yes (Y) if you	are
tem	Y	N	Item				Y	N		Item	Y	N
Basement	- 	 	Floors				$\dagger \dagger$	X	1	Sidewalks		X
Deilings		划	Foundation	n / S	lab(s)		$\dagger \dagger$	X		Walls / Fences		X
		$\frac{1}{\lambda}$	Interior W				+	$\frac{1}{\chi}$		Windows		X,
Doors		\forall	Lighting F		00		\vdash	$\frac{\triangle}{\lambda}$		Other Structural Components		V
Driveways		싅					+			Other Structural Components		1
Electrical Systems		X	Plumbing	Syst	ems		-	\odot				-
xterior Walls			Roof		,		4	X	J			
	eller) a	ware (of any of the	follo	owing	condit	ion	ıs:	(Mar	k Yes (Y) if you are aware an	d No (l	N) if
ou are not aware.)	eller) a	iware o	of any of the						(Mar	k Yes (Y) if you are aware an		_
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Bowman

*A single blockable main drain may cause a suction entrapment hazard for an individual. Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes	Cond	erning	g the Property at Llano, Tex	
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?	If the	anşwe	ver to any of the items in Section 3 is yes, explain (attach additional sh	eets if necessary):
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no ff yes, explain (attach additional sheets if necessary):				
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no ff yes, explain (attach additional sheets if necessary):				I have a few are included to
Section 5. Are you (Seller) aware of any of the following (Mark not aware.) Normal additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:				
Section 5. Are you (Seller) aware of any of the following (Mark Not aware.) Noom additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Phone: Phone:	whic	ch has	is not been previously disclosed in this notice? Uyes XI no	on the Property that is in need of repair, If yes, explain (attach additional sheets if
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□ Nom additions, structural modifications, or other alterations or repairs made without necessary permits or not in compilance with building codes in effect at the time. □ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:	not	aware.		f you are aware. Mark No (N) it you are
Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmenta hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system retailer.	<u>-</u>		in compliance with building codes in effect at the time.	
Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any condition on the Property. Any condition on the Property which materially affects the nealth or safety of an individual. Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation in certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system retailer.		×	Homeowners' associations or maintenance fees or assessments. If y	es, complete the following:
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Any optional user fees for common facilities charged? □ yes □ no If yes, describe: □ yes □ no If yes, described yes □ no If yes, describe			If the Property is in more than one association, provide informa-	and are: mandatory voluntary no line about the other associations below or
Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system retailer.		図	with others If was complete the following:	
Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system retailer.				
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retailer.		Ø,	public water supply as an auxiliary water source.	
Any portion of the Property that is located in a groundwater conservation district or a subsidence district.		Ø,	retailer.	
		X	Any portion of the Property that is located in a groundwater conserv	ation district or a subsidence district.
(TAR-1406) 01-01-16 Initialed by: Buyer:, and Seller:, BKB Page 3 of			letteled by Divor	eller: ABKB Page 3 of 5
(1AR-1406) 01-01-16 Initialed by: bdyst:	(T)	4R-140	Produced with zipForm® by zipLonix 18070 Fifteen Mile Road, Fraser, Michigan 48026	, ———

Concerning the Prop	erty at		Llano,	Tex	78643		
If the answer to any	of the items in Se	ection 5 is yes, explain (attach addi	tional sh	eets if necessa	ıry):	
Section 6. Seller	⊠has □ has r	ot attached a survey o	of the Prop	erty.			
Section 7. Within	the last 4 years	s, have you (Seller) re who are either license s, attach copies and cor	ecelved an	y writte ectors o	i omerwise b	reports fro ermitted b	m persons who y law to perform
Inspection Date	Туре	Name of Inspector					No. of Pages
				 	·		
Pr	operty. A buyer	ly on the above-cited should obtain inspec	tions trom	Inspect	ors criosen by	, the buye	lition of the r.
Section 8. Check	any tax exempt	ion(s) which you (Sell	er) current	tly claim ☐ Dis	for the Prope	rty:	
M Homestead		☐ Senior Citizen☐ Agricultural			abled Veteran		
Other:	igement			☐ Un	known		
		ever filed a claim	for da	mage t	o the Prop	erty with	any insurance
provider? Dyes	🔀 no						
the second of th	aadlamant a	er received proceeds r award in a legal process s 図no If yes, expl	K (DOINGAS	na not t	1560 NIC NICVE	seus to mu	III TO I O I O DONIE I
WillCif the Claim w	as made:	200					
requirements of C	hanter 766 of th	ave working smoke d e Health and Safety C ry):	oue: 📖	nstalled unknowi	in accordanc	e with the	smoke detector unknown, explain.
						12' 1 - 1-	
smoke dete which the o know the b local buildir	ectors installed in welling is located uilding code requ ng official for more	and Safety Code requinance with the rail including performance uirements in effect in your information.	equirement e, location, our area, yo	and pow ou may o	pullating code ver source requ vheck unknown	irements. It above or o	f you do not contact your
of the buye evidence of the buyer is specifies th	r's family who wi f the hearing imp makes a written ne locations for ir	r to install smoke detect ill reside in the dwelling airment from a licensed request for the seller nstallation. The parties of smoke detectors to in	is nearing physician; to install s may agree	and (3) and emoke de	r; (2) the buyer within 10 days etectors for the	after the ef after the eff hearing-in	fective date, npaired and
				_		#3 1	(B Dans 4 of 1
(TAR-1406) 01-01-	-16 In	itialed by: Buyer:	11		Seller:	-, //	Page 4 of 5
	A	v zint oaky 18070 Fifteen Mile Ro	ad, Fraser, Mich	ngan 48026	WWW.ZIDLOQIX.COIR		DOMINA

114 and 116 County Road 117

114 and 116 County Road 117

Concerning the Property at	Llano	, Tex	78643		
Seller acknowledges that the statements in this notice are trubroker(s), has instructed or influenced Seller to provide inacc	curate inioi	mation o	I to only	material inform	alloni
50 V Brances 3/17/16	SAD /	Jula	, Bown	ran	3/17/16
Rignature of Seller (Date	Signatu	re of Selle	er	0 ,	Date
Signature of Seller Printed Name: KEVIN BOWMAN	_ Printed	Name: _	PANCA	BOWMAN	
ADDITIONAL NOTICES TO BUYER:					
(1) The Texas Department of Public Safety maintains a cregistered sex offenders are located in certain zip conformation concerning past criminal activity is department.	n certain	areas of	r neighborho	oods, contact	the local police
(2) If the property is located in a coastal area that is seaw mean high tide bordering the Gulf of Mexico, the pr Protection Act (Chapter 61 or 63, Natural Resources dune protection permit may be required for repairs of authority over construction adjacent to public beaches	operty ma Code, res or improve for more i	pectively) ments. C nformation) and a beac contact the lo	hfront constructions governmen	tion certificate or at with ordinance
(3) If you are basing your offers on square footage, independently measured to verify any reported inform	measurem ation.	ents, or	boundaries,	you should h	ave those items
(4) The following providers currently provide service to the	e property:				
Electric: CTEC		phone #:			
Semer Septic		1			
Sower: Septic Water: Kain Water + Well		phone #:	:		
Cable:					
Trash:		phone #:	•		
		phone #	·		
Phone Company: Verizon (disconnec	<u>ted</u>)	phone #			
Natural Gas:		phone #	•		
(5) This Seller's Disclosure Notice was completed by Se as true and correct and have no reason to believe it AN INSPECTOR OF YOUR CHOICE INSPECT THE	PROPER	TY.	signed. The t curate. YOU	orokers have re ARE ENCOUF	lied on this notice RAGED TO HAVE
Signature of Buyer Da	ate Signal	ture of Bu	ıyer		Date
Printed Name:	_	1			
Fillitou Name.					
					Page 5 of 5
(TAR-1406) 01-01-16 Produced with zipForm® by zipLogix 18070 Fifteen Mile Ro		10000	animate aliah asalu s	nom	Bowman
Produced with zinForm® by zinLoaix 18070 Fifteen Mile Ro	oao, Fraser, Mi	บุทยูลก 48026	, MANAMICHTER	234111	