



SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT _____

8199 State Hwy 243

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 14 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: _____

10. A. Seller has not received any notices, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service, or other except:

NONE

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 1 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials RR

Seller's Initials AK

10. B. List and attach any written inspection reports that Seller has received within the last five years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

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 <u>X</u>)	☐	☒	☐		☐	
Carbon Monoxide Alarm	☐	☒	☐		☐	
Cable TV Wiring	☐	☒	☐		☐	
Ceiling Fan(s)	☐	☒	☐		☐	
Cooktop (Gas <u>X</u> / Electric ____)	☐	☒	☐		☐	
Cooling (Central Gas ____ / Electric <u>X</u>) # Units <u>3</u>	☐	☒	☐		☐	
Cooling (Window ____ / Wall ____ / Evaporative Coolers ____)	☒	☐	☐		☐	
Dishwasher	☐	☒	☐		☐	
Disposal	☐	☒	☐		☐	
Electrical System	☐	☒	☐		☐	
Emergency Escape Ladder(s)	☒	☐	☐		☐	
Exhaust Fan(s)	☐	☒	☐		☐	
Fire Detection Equipment (Electric <u>X</u> / Battery Operated <u>X</u>)	☐	☒	☐		☐	
Garage Door Opener(s) & Controls (Automatic <u>X</u> / Manual ____) # Controls <u>3</u>	☐	☒	☐		☐	
Gas Fixtures	☐	☒	☐		☐	
Gas Lines (Natural ____ / Liquid Propane <u>X</u>)	☐	☒	☐		☐	
Heating (Central Gas ____ / Electric <u>X</u>) # Units <u>3</u>	☐	☒	☐		☐	
Heating (Window ____ / Wall ____)	☒	☐	☐		☐	
Hot Tub	☒	☐	☐		☐	
Ice Maker	☐	☒	☐		☐	
Intercom System	☐	☒	☐		☐	
Lighting Fixtures	☐	☒	☐		☐	
Media Wiring & Equipment	☐	☒	☐		☐	
Microwave	☐	☒	☐		☐	
Outdoor Cooking Equipment	☒	☐	☐		☐	
Oven (Gas ____ / Electric <u>X</u>)	☐	☒	☐		☐	
Oven - Convection	☐	☒	☐		☐	
Plumbing System	☐	☒	☐		☐	
Public Sewer & Water System	☒	☐	☐		☐	
Range (Gas <u>X</u> / Electric ____)	☐	☒	☐		☐	

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 2 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials AK

Seller's Initials LL

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator (Built-In)	☐	☒	☐		☐	
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	☐	☒	☐		☐	
Sidewalks	☐	☒	☐		☐	
Skylight(s)	☒	☐	☐		☐	
Sump or Grinder Pump	☐	☒	☐		☐	
Walls (Exterior/Interior)	☐	☒	☐		☐	
Washer / Dryer Hookups (Gas _____ / Electric ☒)	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☐	☒	☐		☐	
Other <i>Gated Entry</i>	☐	☒	☐		☐	
Other <i>Water Filter System</i>	☐	☒	☐		☐	
Other <i>Guest Apt.</i>	☐	☒	☐		☐	
Other	☐	☐	☐		☐	
Other	☐	☐	☐		☐	

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 3 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials *RR*

Seller's Initials *ll*

12. If stucco, what is the type of stucco? NA
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:
14 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. \$ 240⁰⁰
 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: NONE
19. Year the Property was constructed: 2001
☐ 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 ?	☐	☒	☐	
ULT 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 ?	☒	☐	☐	<u>Added Beam Piers</u>
SOIL Movement?	☐	☒	☐	
Subsurface STRUCTURES , Tanks, or Pits?	☐	☒	☐	
Hazardous or TOXIC WASTE affecting the Property?	☐	☒	☐	
Holes in WALLS ?	☐	☒	☐	

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE — PAGE 4 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials RR

Seller's Initials RL

	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 a 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: 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 Hughes Net Gen 4
 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: NA
☐ 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

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 5 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials RR

Seller's Initials LL

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: Area Drains Added

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

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: _____

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 6 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials _____

Buyer's Initials _____

Seller's Initials KK

Seller's Initials LL

ACKNOWLEDGMENT 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.

RK 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.

RK 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.

RK 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):

* 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.

Robert Kennimer
SELLER (SIGN AS NAME APPEARS ON TITLE)
Robert Kennimer

7-26-15
DATE

Vicky Kennimer
SELLER (SIGN AS NAME APPEARS ON TITLE)
Vicky Kennimer

7/26/15
DATE

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 7 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014 Buyer's Initials

Buyer's Initials

Seller's Initials

RK 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

8199 State Hwy 243

PROPERTY ADDRESS: Wills Point, TX 75169

SELLER'S DISCLOSURE NOTICE—PAGE 8 OF 8

MetroTex Association of REALTORS® 7167 Sept 2014



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 8199 State Hwy 243
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: Sprinklers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: East side of home ☐ Unknown

- (4) Installer: Ricky Bishop ☐ Unknown
- (5) Approximate Age: 14 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: Peter Folke Aerobics
Phone: 972 795 1278 contract expiration date: 7-16-15
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.

R-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller BK, W Page 1 of 2

RE/MAX Landmark Rose, 430 S. Trade Days Canton, TX 75103
Phone: 9032452056

Fax: 9036420065 Bob Reese

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

Hwy 243 8199

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.

Robert Kennimer 7-26-15
Signature of Seller Date
Robert Kennimer

Vicky Kennimer 7/26/15
Signature of Seller Date
Vicky Kennimer

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Poor Folks Aerobic Septic Services
P.O. Box 304
Kemp, TX 75143

Phone: (972) 795-1475

Date: 7/28/2015

/ viirginiahopkins10862@yahoo.com

Permit #: VZ

To: Robert Kennimer
8199 St. Hwy 243
Wills Point, TX 75169

Contract Period

Start Date: 7/16/2015

End Date: 7/16/2016

Phone: (903) 848-8806 Subdivision:

Site: 8199 St. Hwy 243, Wills Point, TX 75169

County: Van Zandt

Installed: 7/23/2001

Installer: Rickey Bishop Services

Poor Folks Aerobic Septic Services

3 inspections per year - one every 4 months

Agency: Van Zandt Country Fire Marshal - Environmental

Mfg/Brand: / Clearstream

Map Key:

ID: 755

The contract is 135.00 yearly

This is to Certify that the above RESIDENTIAL sewage system has a RENEWED inspections agreement per Texas Commission on Environmental Quality (TCEQ) standards for on site sewerage facilities as required.

Inspection reports by the above service company will be filed with the authorized agency as required by the TCEQ regulations. A weather proof tag or label will be attached to the controller showing the month that each inspection was made.

Items included on the Inspection Report generally include aerators, filters, irrigation pump, disinfection device, chlorine supply, OK System light, spray field vegetation, probe, sprinkler or drip backwash.

We will visit your site within 48 hours of you notifying us of a problem. There will be a service charge of \$50.00 per hour with a one hour minimum per call. If no access there will be a trip charge of \$50.00. We will not do any repairs without owners' consent.

The homeowner is required to keep chlorine in the chlorinator at all times.

If gate code please provide: _____

If we need to call first: _____

If dogs let us know please _____

E-Mail (opt.) _____

Home Owner: Robert Kennimer
Phone: 972 877 1580

Date 7-28-15

Certified Inspector: [Signature]
Roy Hopkins - MP 0000722
Virginia Hopkins - MP 0000723

Date: 7-28-15

We Appreciate your Business

Owner Signature: Robert Kennimer

Utilities and Additional Property Information Provided by Seller

For property at 8199 STATE Highway 243 Wills Point, TX 75169

What providers are used currently for following services?

Electric TRINITY VALLEY ELECTRIC phone # 972-932-2214

Sewer DOORFOLKS AEROSICS SRV phone # 972-795-1278

Water MACBEE - WILLS POINT phone # 903 873-2109

Cable N/A phone # —

Trash PROGRESSIVE WASTE phone # 972-686-5665

Natural Gas N/A phone # —

Phone Company VERIZON phone # 1-800-937-4966

Propane AUTOMATIC GAS phone # 903 567-4446

Internet HUGHESNET phone # —

What are the average utilities per month for this property?

Electric: summertime - \$500 winter - \$300

Gas: summertime - — winter - —

Water: summertime - \$75 winter - \$45

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? YES

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

What builder built the home? RK CUSTOM HOMES

How many owners has the home had? ONE

If the property includes acreage, how much is wooded and how much is open:
Wooded — Open —

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where NO

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

Bill Date	Bill Amount	Rd Meter Read	KWH	APL	Pa
07/02/15	249.00	51066	2178		
06/08/15	233.00	48888	2030		
05/07/15	228.00	46958	1977		
04/08/15	539.00	44881	4945		
03/06/15	371.00	39936	3347		
02/06/15	711.00	36509	6013		
01/08/15	391.00	30576	3141		
12/08/14	384.00	27435	3466		
11/05/14	422.00	23969	3829		
10/07/14	623.00	20140	6653		
09/08/14	622.00	14487	5736		
08/06/14	570.00	8751	5246		
07/08/14	315.00	3505	2805		

Get Usage | Read Meter | Print History

KENNIMER ROBERT

Mtr Sep: 66802427.005

Status: Active Electric

Location: 322440170911

Meter: 59136270

Dist: 20

Rate: 1

Class: 1

Cycle: 252

Ledger

Notes Exist

Add a Note

Payments(0)

Adjustments(0)

Misc

Read Date: 06/23/15

Read Type: 2

Days of Service: 29

Bill Date: 07/08/15

Bill Type: 0

Average Temp: 0.0

Due Date: 07/24/15

Multiplier: 1

Current Read: 51066

Previous Read: 48888

KWH: 2178

Lgt(KWH): 0

KVA: Horsepower:

KVAR:

Demand Read:

Actual Demand:

Billed Demand:

view bill

Energy: 249.34

Fuel: .00

Lgt Charge: .00

Tax: .00

Local Tax: .00

Franch Tax: .00

Gross Tax: .00

Other Tax: .00

Misc Chg: .00

Equipment: .00

Round Up: .56

Contract: .00

Penalty: .00

Other Amt 1: .00

Other Amt 2: .00

Other Amt 3: .00

Interest: .00

Member Fee: .00

Cons Deposit: .00

Other Deposit: .00

Bill Amount: 249.00

BB Amount: .00

Arrears: .00

Ancillary: .00

Net: 249.00

Bill Date	Bill Amount	Rs Meter Read	KWH	At	Rs	Pt
06/06/14	237.00	700	2165	...	...	...
05/08/14	267.00	97736	2466	...	...	...
04/08/14	410.00	95270	3903	...	...	...
03/06/14	537.00	91367	5177	...	...	...
02/06/14	524.00	86190	5039	...	...	...
01/07/14	546.00	81161	5264	...	...	...
12/06/13	301.00	75887	2962	...	...	...
11/07/13	353.00	72925	3511	...	...	...
10/07/13	526.00	69414	5317	...	...	...
09/06/13	592.00	64097	6023	...	...	...
08/06/13	489.00	58074	5219	...	...	...
07/06/13	511.00	52855	5170	...	...	...
06/06/13	343.00	47685	3805	...	...	...

Get Usage Read Meter Print History

KENNIMER ROBERT

Mr Sep: 65802427.006
 Status: Active Electric

Location: 322440170911

Meter: 69136270

Dist: 20
 Rate: 1
 Class: 1
 Cycle: 252
 Ledger:

Notes Exist

Future: .00
 Balance: 249.00

Add a Note

Payments(0)

Adjustments(0)

Misc

Read Date: 06/23/15 Read Type: 2 Days of Service: 29
 Bill Date: 07/09/15 Bill Type: 0 Average Temp: 0.0
 Due Date: 07/24/15 Multiplier: 1

Current Read: 51065 Demand Read:
 Previous Read: 48889 Actual Demand:
 KWH: 2178 Billed Demand:
 Lgt KWH: 0
 KVA: Horsepower:
 KVAR: view bill

Energy:

249.34

Fuel: .00
 Lgt Charge: .00
 Tax: .00
 Local Tax: .00
 Franch Tax: .00
 Gross Tax: .00
 Other Tax: .00
 Misc Chg: .00
 Other Cng: .00
 Equipment: .00
 Round Up: .66
 Contract: .00

Penalty:

249.00

Other Amt 1: .00
 Other Amt 2: .00
 Other Amt 3: .00
 Interest: .00
 Member Fee: .00
 Cons Deposit: .00
 Other Deposit: .00
 Bill Amount: 249.00
 BB Amount: .00
 Arrears: .00
 Ancillary: .00
 Net: 249.00

Bill Date	Bill Amount	Rt Meter Read	KWH	A/P	P/P
05/07/13	275.00	43860	3001	...	...
04/05/13	293.00	40879	3216	...	...
03/06/13	340.27	37663	3377	...	...
02/06/13	482.10	34286	4767	...	...
01/07/13	316.94	29519	3131	...	...
12/05/12	289.96	26388	3182	...	...
11/06/12	226.63	23206	2761	...	...
10/04/12	383.27	20445	4854	...	...

Get Usage Read Meter Print History

KENNIMER ROBERT



Mr Sep: 55902422-005
Status: Active Electric

Location: 322440170911

Meter: 59135270

Disc: 20
Rate: 1
Class: 1
Cycle: 252

Leader

Future: .00
Balance: 249.00

Notes Exist
Add a Note

Payments (0)	Adjustments (0)	Disc
Read Date: 06/23/15	Read Type: 2	Days of Service: 29
Bill Date: 07/08/15	Bill Type: 0	Average Temp: 0.0
Due Date: 07/24/15	Multiplier: 1	
Current Read: 51065	Demand Read:	
Previous Read: 48888	Actual Demand:	
KWH: 2178	Billed Demand:	
Lgt KWH: 0		
KVA: Horsepower:		
KVAR: view Bill		
Energy: 248.34	Penalty: .00	
Fuel: .00	Other Amt 1: .00	
Lgt Charge: .00	Other Amt 2: .00	
Tax: .00	Other Amt 3: .00	
Local Tax: .00	Interest: .00	
Franch Tax: .00	Member Fee: .00	
Gross Tax: .00	Cons Deposit: .00	
Other Tax: .00	Other Deposit: .00	
Misc Chg: .00	Bill Amount: 249.00	
Other Chg: .00	BB Amount: .00	
Equipment: .00	Arrears: .00	
Round Up: .65	Ancillary: .00	
Contract: .00	Net: 249.00	

Mbr Seg: Search Display: Standard Customize

Bill Date	Bill Amount	Read Meter	KWH	A/P	P/P
06/06/14	95.00	413	751	...	...
09/08/14	44.00	18093	238	...	...
04/08/14	38.00	17855	171	...	...
03/06/14	31.00	17684	101	...	...
02/06/14	32.00	17583	116	...	...
01/07/14	30.00	17467	100	...	...
12/06/13	32.00	17367	125	...	...
11/07/13	43.00	17242	233	...	...
10/07/13	44.00	17009	248	...	...
09/06/13	46.00	16763	267	...	...
08/06/13	41.00	16496	229	...	...
07/05/13	37.00	16267	176	...	...
06/06/13	35.00	16091	170	...	...

 Get Usage Read Meter Print History

KENNIMER ROBERT

 Mbr Seg: 65802427-008
 Status: Active Electric

Location: 32244017092

Meter: 69136272

 Dist: 20
 Rate: 1
 Class: 1
 Cycle: 252

Ledger

 Future: .00
 Balance: 156.00

 Notes Exist
 Add a Note

Payments(0)

Adjustments(0)

Misc

 Read Date: 06/23/15 Read Type: 2 Days of Service: 29
 Bill Date: 07/06/15 Bill Type: 0 Average Temp: 0.0
 Due Date: 07/24/15 Multiplier: 1

 Current Read: 9761 Demand Read:
 Previous Read: 8466 Actual Demand:
 KWH: 1295 Billed Demand:
 Lgt KWH: 0
 KVA: Horsepower:
 KVAR:

View Bill

Energy:	156.72	Penalty:	.00
Fuel:	.00	Other Am 1:	.00
Lgt Charge:	.00	Other Am 2:	.00
Tax:	.00	Other Am 3:	.00
Local Tax:	.00	Interest:	.00
Franch Tax:	.00	Member Fee:	.00
Gross Tax:	.00	Cons Deposit:	.00
Other Tax:	.00	Other Deposit:	.00
Misc Chg:	.00	Bill Amount:	156.00
Other Chg:	.00	BB Amount:	.00
Equipment:	.00	Arrears:	.00
Round Up:	.23	Ancillary:	.00
Contract:	.00	Net:	156.00

Bill Date	Bill Amount	Rd Meter Read	KWH	A/P	P/P
05/07/13	31.00	15921	127	...	...
04/05/13	31.00	15794	118	...	...
03/05/13	30.81	15676	114	...	...
02/05/13	40.81	15562	114	...	...
01/07/13	33.94	15448	147	...	...
12/05/12	38.58	15301	219	...	...
11/05/12	32.35	15082	165	...	...
10/04/12	37.81	14917	238	...	...

KENNIMER ROBERT

Mr Sep: 65902427-003
Status: Active Electric

Location: 32244012092
Meter: 59136272

Dist: 20
Rate: 1
Class: 1
Cycle: 262

Ledger

Future: .00
Balance: 156.00

Notes Exist:
Add a Note

Payments(0)

Read Date: 06/23/15
Bill Date: 07/08/15
Due Date: 07/24/15

Adjustments(0)

Read Type: 2
Bill Type: 0
Multiplier: 1

Misc

Days of Service: 29
Average Temp: 0.0

Current Read: 9761
Previous Read: 8466
NWH: 1295
Lgt KWH: 0
KVA:
KVAR:

Horsepower:

Demand Read:
Actual Demand:
Billed Demand:

View Bill

Energy:	155.72	Penalty:	.00
Fuel:	.00	Other Amt 1:	.00
Lgt Charge:	.00	Other Amt 2:	.00
Tax:	.00	Other Amt 3:	.00
Local Tax:	.00	Interest:	.00
Franch Tax:	.00	Member Fee:	.00
Gross Tax:	.00	Cons Deposit:	.00
Other Tax:	.00	Other Deposit:	.00
Misc Chg:	.00	Bill Amount:	156.00
Other Chg:	.00	EB Amount:	.00
Equipment:	.00	Arrears:	.00
Round Up:	.23	Ancillary:	.00
Contract:	.00	Net:	156.00

Get Usage | Read Meter | Print History