

## TEXAS ASSOCIATION OF REALTORS®

## SELLER'S DISCLOSURE NOTICE ©Toxas Association of REALTORS®, Inc. 2014

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Selter's Disclosure Notice to a buyer on or before the effective date of a contract. This form compiles with and contains additional disc to sures which exceed the minimum disclosures required by the Code.

210 Meadow Brook Dr.

Clark, Meadow Brook

DATE SIGNED BY SELE	_ER	AN	ID I	SNO	TC	A 5	SUB	STITUTE FOR	ANY	' IN	I\$P	NDITION OF THE PROPERTY AS ECTIONS OR WARRANTIES THE ER, SELLER'S AGENTS, OR ANY	В	UYI
											ow k	ong since Seller has occupied the P	roį	рел
Section 1. The Propert This notice does no												N), or Unknown (U).) rmine which items will & will not convey.		
Item	L	N	U		ter	n			γ	N	U	item Y	′	N
Cable TV Wiring	V				_iqı	ıid	Pro	oane Gas:		<b>/</b>		Pump: ☐ sump ☐ grinder	T,	1
Carbon Monoxide Det.		/			LΡ	Ço	mmc	unity (Captive)		1		Rain Gutters	7	
Ceiling Fans	<b>/</b>			-LP on Property				5/	1	Range/Stove	7			
Cooktop	<b>V</b>			Hot Tub				12/		Roof/Attic Vents	7			
Dishwasher	V,			Intercom System				•		Sauna		200		
Disposal	V			Microwave			V	l		Smoke Detector	7			
Emergency Escape				Outdoor Grill			rill	1/			Smoke Detector – Hearing	Ţ	7	
Ladder(s)	.     4							<u>L</u>		Impaired	1	<u> </u>		
Exhaust Fans	//			f	ati	o/D	Deck	ing	1/			Spa	v	4
Fences	<b>/</b> /			F	٦lur	nbi	ing S	System	•			Trash Compactor	٨	Z
Fire Detection Equip.	/			F	00	1				/		TV Antenna	`	-
French Drain	$\checkmark$			F	,00	ΙEα	quip	ment				Washer/Dryer Hookup	1	
Gas Fixtures	<b>V</b> /			F	,oo	M	aint.	Accessories		•		Window Screens ✓	1	, [
Natural Gas Lines	<u> </u>			F	Pool Heater			V		Public Sewer System 🗸	1			
Item				Y	N	U				A	ddit	tional Information		
Central A/C				Z				relectric □gas	: nı					
Evaporative Coolers				1-	17		$\overline{}$		_			The second secon		
Wall/Window AC Units					/	1	n	umber of units:	***************************************					
Attic Fan(s)					1	1	if	yes, describe:						
Central Heat				1	1	,		electric 🖬 gas	ΠL	ımk	er c	of units:		
Other Heat				7		1	if	yes, describe:						
Oven		•		2			nı	imber of ovens:	1		<b>12</b> /6	electric 🖫 gas 🔲 other:	*****	71
Fireplace & Chimney				/				wood 🖫 gas lo	gs		moc	k □ other:	TOMBRE	
Carport					7		attached Inot attached							
Garage				V,	-	j.u	Grattached ☐ not attached							
Garage Door Openers							number of units: number of remotes:							
Satellite Dish & Controls	an Audustin	AMPLUMENTET		<b>V</b>	•		52	owned 🗍 leas	ed fr	om	,	AND THE PROPERTY OF THE PROPER	arrma.	***************************************
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Water Heater	Name of Street, or other Designation of Street, or other Desig	ON VIEW	MANUT MANUT		,,,		Now william	electric 17 gas	****	ALCOHOLD !	er:	number of units:		intraviou.
Nater Softener					,			owned □ lease	***********	CHARLES AND PARTY.		The state of the s	TATA	ATTACTOR
Jnderground Lawn Sprink	ler					$\nearrow$	-				are	eas covered:		
Septic / On-Site Sewer Fa					-7		<del>, ,,</del>				***************************************	ut On-Site Sewer Facility (TAR-1407)		

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com

Water supply provided by: Grity Gwell MUD Was the Property built before 1978? Gyes Gwo (If yes, complete, sign, and attach TAR-1906 con Roof Type: Complete Sign Sign Sign Sign Sign Sign Sign Sign	C nce			(	) T C	>ok			
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(If yes, complete, sign, and attach TAR-1906 con Roof Type: CBMDOSITION	nce			,,,,,,	- AA44		********	·	
Roof Type: CAM NOSITION	(100)			ead:	naint	hazarde)			
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Lives Linksows									
Are you (Seller) aware of any of the items listed in the need of repair?   yes for If yes, describe (attack)									
Section 2. Are you (Seller) aware of any defects aware and No (N) if you are not aware.)	or	malf	ınctions	in	any	of the following?: (Mark Yes (Y) i	f yo	u a	re
Item YN Item				У	N	Item		Υ	N
Basement / Floors	**********	<del></del>				Sidewalks			-
Ceilings Foundation	1/5	lah/s	,			Walls / Fences		۳	all and and
Doors Interior Wa			<del>/</del>		15	Windows			-
Driveways Lighting Fix				******		Other Structural Components	-	-	100
Electrical Systems / Plumbing S				_		Other oddcard Components	-	-	
Exterior Walls Roof	Эуэс	CILIO			$\prec$	***************************************	-1-	+	
Exterior visits [V] [VOO]	***************************************	···········	<u></u>		$\mathbf{V}$				
Section 3. Are you (Seller) aware of any of the f	ollo								
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you are not aware.) Condition		N	Cond	itic	>n				_
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If the ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	quartly pest spray
	*A single blockable main drain may cause a suction entrapment hazard for an individual.
which i	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, has not been previously disclosed in this notice?  yes  no if yes, explain (attach additional sheets if ary):
not awa	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are re.)
	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
<b>5</b>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: ####################################
	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.
<b>)</b> (3/	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
⊐ <b>ca</b> ′	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
<b>]</b>	Any condition on the Property which materially affects the health or safety of an individual.
⊐ G/	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).
<b>d</b>	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.
) <b>(3</b>	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
TAR-14	06) 01-01-14 Initialed by: Buyer:, and Seller:, Page 3 of 5

Concerning the Pro	perty at	Mea.	dow	Brook		
If the answer to any	of the items in Se	ction 5 is yes, explai	in (attach addi	tional sheets if necess		
					***************************************	
			with the trial many to make an assessment to make the second			
		ot attached a surve	-	_		
regularly provide i	nspections and v		nsed as Inspe	y written inspection ectors or otherwise pollowing:		
Inspection Date	Туре	Name of Inspec	tor			No. of Pages
	·					
ntel <sup>a</sup> ntellaria				**************************************		
		······································				
				a reflection of the cunspectors chosen by		on of the
Section 8. Check	any tax exemption	on(s) which you (Se	eller) currently	y claim for the Prope	erty:	
Homestead	aamant	Senior Citizer	<b>)</b> ,	☐ Disabled ☐ Disabled Veteran		
Other:	gement	Ci viducinan	• .	☐ Unknown		
	you (Seller) e			age to the Prop	erty with a	ny insurance
Section 10. Have y	ou (Seller) ever a settlement or	award in a legal pro	oceeding) and	for damage to the i not used the proce	eds to make	the repairs for
which the claim wa	ıs made? ☐ yes	∭onfo If yes, exp	olain:			
	·	***************************************		,		***************************************
equirements of Ch	apter 766 of the	Health and Safety (	Code?* ∭ui	talled in accordanc oknown ☐ no ☐ ye	s. If no or unl	
smoke detec which the dw know the bui	tors installed in ac elling is located, il	ocordance with the r noluding performanc ments in effect in yo	requirements o e, location, an	ly or two-family dwell of the building code in d power source requir may check unknown a	n effect in the rements. If you	area in I do not
of the buyer's evidence of the the buyer ma specifies the	s family who will re ne hearing impairr akes a written red locations for insta	eside in the dwelling nent from a licensed quest for the seller :	is hearing-imp physician; and to install smo may agree wh	aring impaired if: (1) the paired; (2) the buyer g d (3) within 10 days at ke detectors for the l o will bear the cost of	rives the seller fter the effectiv hearing-impain	written re date, ed and
ርሊሮ ሳ <i>ለ</i> ውድነ ውሳ ውሳ ላ	, 4:a::	ad by Dinar		and Seller: (CC)		Flores 4 - 5 **
TAR-1406) 01-01-14	, initial	ed by: Buyer:		and Seier:,		Page 4 of 5

သမ္မာ၊	nature of Seller Date of Name: CARDL & CLARK	d Signature of Seller	Date
Prin	ited Name: <u>CARDL</u> <u>A CLARK</u>	Printed Name:	
ADI	DITIONAL NOTICES TO BUYER:		
(1)	registered sex offenders are located in certain zip coo	latabase that the public may search, at no cost, to detended areas. To search the database, visit <a href="https://www.txdps.state.">www.txdps.state.</a> or neighborhoods, contact the local	x.us .
(2)	mean high tide bordering the Gulf of Mexico, the pro- Protection Act (Chapter 61 or 63, Natural Resources	ard of the Gulf Intracoastal Waterway or within 1,000 feet operty may be subject to the Open Beaches Act or the Code, respectively) and a beachfront construction certific r improvements. Contact the local government with ordifor more information.	Dune ate or
(3)	If you are basing your offers on square footage, numbers independently measured to verify any reported information	neasurements, or boundaries, you should have those tion.	items
4)	The following providers currently provide service to the	property:	
	Electric: FBG	phone #: <u>330-991-752(</u>	
	Sewer: FBG	phone #: <u> </u>	
	Water: FBG	phone #: <u>830 - 999 - 7.52</u>	
	Cable: Time Warner	phone #: <u>630 - 997 - 464</u>	<u></u>
	Trash: <u>F &amp; G</u>	phone #: <u>830 - 997 752</u>	
	Natural Gas: Atmos Energy	phone #: <u>- 888 - 286 - 670 c</u>	,
	Phone Company: Verison	phone #: <u>800 - 463 - 300</u> 6	>
	n + 101		
	Propane: // /	phone #	
5)	This Seller's Disclosure Notice was completed by Selke	er as of the date signed. The brokers have relied on this in the best of the brokers have relied on this in the best of the be	notice
5) he	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to	er as of the date signed. The brokers have relied on this to be false or inaccurate. YOU ARE ENCOURAGED TO I	notice
	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE Pundersigned Buyer acknowledges receipt of the foregoin	er as of the date signed. The brokers have relied on this to be false or inaccurate. YOU ARE ENCOURAGED TO I	notice
he	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE Pundersigned Buyer acknowledges receipt of the foregoin	er as of the date signed. The brokers have relied on this to be false or inaccurate. YOU ARE ENCOURAGED TO IT ROPERTY.  Ing notice.  Signature of Buyer	notice HAVE