

Main House

### TEXAS ASSOCIATION OF REALTORS®

# SELLER'S DISCLOSURE NOTICE ©Texas Association of REALTORS®, Inc. 2011

Section 5.008, Properly 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.

DATE SIGNED BY SELI MAY WISH TO OBTAIN. AGENT.	LER A	ND I	SNO	OT A VARE	SUBSTITUTE FOR IANTY OF ANY KINI	ANY D BY	'IN S	ISP:	EC1 ER,	TION OF THE PROPERTY A FIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	IE I	BUY OTH	/EI
Section 1. The Propert	ty has	the i	tems	mar	never occupied the P ked below: (Mark Yo	roper es (Y	ty ), 1	lo (1	۷), (	since Seller has occupied the or Unknown (U).)		ope	rty
This notice does n	ol estab	_	_	ms to	be conveyed. The con			dete	mir 	ne which items will & will not conve	<u> </u>	Las	1.
Cable TV Wiring	1.71	H			Propane Gas:	1	1	1.			1	N	*
Carbon Monoxide Det.	1/	H	1		community (Captive)	-	\ \n	<del>/</del>		Pump: sump grinder Rain Gutters	1	-	⊢
Ceiling Fans	1./	H	-		n Property	V	1	┼			1	-	╀
Cooktop	17	H	_	Hot T		1	V	4-		Range/Stove	1	-	╀
Dishwasher	17/	H	_		om System	+-	-	4		Roof/Attic Vents		1/	╄
Disposal	1	$\vdash$		Micro		+	1	1		Sauna	1	Α.	┞
Emergency Escape		H	<u> </u>		wave oor Grill		ľ	-		Smoke Detector	Υ.	<u> </u>	H
Ladder(s)				Juluc	oor Cim	1	1	1		Smoke Detector – Hearing			
Exhaust Fans	1.17	`	$\vdash$	Datio/	Decking	1.1	$\vdash$			Impaired	$\vdash$	-	F
Fences	./٧		-		ping System	17	-			Spa Troop Companies		V.	H
Fire Detection Equip.		$\dashv$		Pool	ing System	- 1	7	$\vdash$		Trash Compactor TV Antenna	Н	V	۴
French Drain	17	-			quipment	+	Ž						-
Gas Fixtures		-			Maint. Accessories	+	7	H		Washer/Dryer Hookup	A		_
Natural Gas Lines	I I	$\dashv$	<u> </u>		leater	+	1			Window Screens Public Sewer System	-	-/	_
							-	لبا					
Item			_	NI						al Information			_
Central A/C			V		☑ electric ☐ ga	s nu	ımi	oer (	of u	nits:			
Evaporative Coolers				<b>V</b>	number of units:								
Wall/Window AC Units			-	<b>*</b>	number of units:	-			_2_				
Attic Fan(s)				11	if yes, describe:			==	<u> </u>			-	=
Central Heat			~~	1.1	☑ electric ☐ gas	nu	ımt	er c	f ur	nits:			
Other Heat			4,/	<b>V</b>	if yes, describe:		···	7	_			_	_
Oven				4	number of ovens:								
Fireplace & Chimney W	000 6	uh,	11/20		☐ wood ☐ gas lo	-	-		<u> </u>	other:		i quado a	_
Carport	C) 43	NO	-	7		ot atta	-				-		
Garage				VY		ot atta	act	ned					
Garage Door Openers			1	~	number of units:			_	***	number of remotes:		_	
Satellite Dish & Controls			1.1	1	owned lileas	ed fro	om	0	لكلا	2	2126		
Security System			1,	4	□øwned □ leas	Street or other	-			5m 5t			-
Vater Heater			V		electric gas		oth	er: _		number of units:			
Vater Softener				4	owned leas	ed fro	m						
Inderground Lawn Sprin			14	1	automatic n		-		****				
eptic / On-Site Sewer Fa	1124		1	1	1 14 11 11 11					1-Site Sewer Facility (TAR-140			

Hill Johnson P. U. Gos. 204 HeBrille TX 77-118. William Johnson

Water supply provided b Was the Property built b (If yes, complete, si Roof Type:	y: city very perfore 1978? very perfore 1978? very performance very perfor	<b>I</b> yes ☐nd TAR-1906 c	D D o C oncer	co-c l unk ning ie:	pp unle known lead-base	ed pair	nt h		roxir	nate
☐ yes ☐ no ☐ unkn Are you (Seller) aware o	own f any of the ite	ms listed in t	this S	ectio	n 1 that a	re not	in s	working condition, that have defec	ets o	r ore
need of repair?	<b>□</b> no If yes,	describe (at	itach a	addit	ional shee	ets if n	ece	essary):		
			***********	·						
Section 2. Are you (So aware and No (N) if you	eller) aware of are not aware	f any defect e.)	s or ı	nalf	unctions	in any	ol	f the following?: (Mark Yes (Y) i	f you	ı are
ltem	YN	Item			,	N	,	Item	Ty	N
Basement		Floors				10		Sidewalks	= -	17
Ceilings	W	Foundatio	on / SI	ab(s	)	V		Walls / Fences	_	1
Doors	K	Interior W	alls			1		Windows	十	
Driveways	V	Lighting F	ixture	s		Til.		Other Structural Components	$\dashv$	
Electrical Systems	D C	Plumbing	Syste	ms		V			十	1
Exterior Walls		Roof				1			$\dashv$	1-1
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Section 3. Are you (Se you are not aware.)			follov	wing	conditio	ns: (N			1) oV	
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Coi	ncerni	ng the Property at 10769 FM 1094
lf th	ne ans	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	7	ouse was Relevered IN 2010
whi	ich ha	*A single blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in on the Property that is in need of repair as not been previously disclosed in this notice?  yes  no If yes, explain (attach additional sheets in the content of the content
Sec	awar	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	N	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.
	छ	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
	1	Manager's name: Phone: 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.
	<b>122</b>	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:
	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	囡	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>र्च</b> /	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	四/	Any condition on the Property which materially affects the health or safety of an individual.
	<b>rs</b>	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).
	Çİ	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
If the	answ	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Pro	perty at <u>「り</u> "	169. FM 1094		
Section 6. Seller	☑ has ☐ has	s not attached a survey of the	Property.	
regularly provide	inspectiøns an	ars, have you (Seller) received who are either licensed as yes, attach copies and complete	inspectors or otherwise	on reports from persons who e permitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buy Pr	er should not i operty. A buye	rely on the above-cited repoi er should obtain inspections	rts as a reflection of the from inspectors chosen	current condition of the by the buyer.
☐ Wildlife Mana	gement	otion(s) which you (Seller) cu Senior Citizen Agricultural	☐ Disabled ☐ Disabled Vetera	-
requirements of Chattach additional sh	eets if necessar	ave working smoke detectone Health and Safety Code?*  y): Wave Swale (be)	rs installed in accordar  Trunknown Ino III  Ectures they me	yes. If no or unknown, explain.
*Chapter 766 smoke detec which the dw know the bui	of the Health tors installed in elling is located	and Safety Code requires one accordance with the requirem including performance, location in the properties in effect in your area, information.	ents of the building code on, and power source requ	in effect in the area in uirements. If you do not
of the buyer's evidence of the the buyer ma specifies the	s family who will he hearing impa akes a written i locations for ins	to install smoke detectors for the reside in the dwelling is hearing in the from a licensed physicial request for the seller to install stallation. The parties may agree smoke detectors to install.	ng-impaired; (2) the buyer an; and (3) within 10 days I smoke detectors for the	gives the seller written after the effective date, hearing-impaired and
eller acknowledges roker(s), has instruc	that the statem sted or influence	ents in this notice are true to th d Seller to provide inaccurate in	e best of Seller's belief an nformation or to omit any n	d that no person, including the naterlal information.
Bill tol	lhe_	8-20-12	usland	helbe 8/Ed
grature of Seller inted Name:	buc Toe	UKE Date Signa	ature of Seller ed Name:	Date
AR-1406) 9-01-11	Initia	aled by: Seller: BT , S	and Buyer:	Page 4 of 5

### **ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 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.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: SBEC	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Water:Cable:Disk	phone #:	
Trash: Tex. DesposiL Sys,	phone #:	
Natural Gas:	phone #:	
Phone Company:	phone #:	
Propane:	phone #:	

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date	Signature of Buyer	ate
Printed Name:	Printed Name:	



Mun thuse

### 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

CO	ICERNING THE PROPERTY AT 10769 F.M. 1094 SEALY, T	x,
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknow
	(2) Type of Distribution System: FLELD LINES	Unknowi
	(3) Approximate Location of Drain Field or Distribution System: 25 4 ARDS Nor	Unknown
	(4) Installer: SELF	Unknowr
	(5) Approximate Age: 12 4/25	Unknowr
B.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility'  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain 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?  If yes, explain:	Yes A-No
	(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 inspection where maintenance contract manufacturer information warranty information.	OSSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site submitted to the permitting authority in order to obtain a permit to install the on-site	
	(3) It may be necessary for a buyer to have the permit to operate an or transferred to the buyer.	i-site sewer facility
(TAR-	1407) 1-7-04 Initialed for Identification by Buyer £ and Seller £	, Page 1 of 2

Information about On-Site Sewer Facility concerning 10769 FM 1094 SEALY, TX

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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.

Belf falle 8 Signature of Seller	10 1 V Date	Signature of Seller	/ 8/20/F7
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

### APPROVED BY THE TEYAS REAL ESTATE COMMISSION

02-09-2004



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

Main House

CONCERNING THE PROPERTY AT 10769 F.M., 1094, SEALY Concerning THE PROPERTY AT 10769 F.M., 1094, SEALY Concerning THE PROPERTY AT 10769 F.M., 1094, SEALY Concerning THE PROPERTY AT 10769 F.M., 1094, SEALY Concerning THE PROPERTY AT 10769 F.M., 1094, SEALY Concerning THE PROPERTY AT 10769 F.M., 1094, SEALY CONCERNING THE PROPERTY F.M., 1094, SEALY CONCERNING THE 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 tearning 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 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. Buver. Date Buyer 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 ilcensees, the representation is made as to the legal velidity 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, 1-600-250-5732 or (512) 459-6544 (http://www.trac.stats.bt.us)

Listing Broker

Date

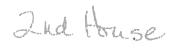
Form OP-L

014

Date

Other Broker





### TEXAS ASSOCIATION OF REALTORS®

### **SELLER'S DISCLOSURE NOTICE**

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

CONCERNING THE PRO	OPE	RT	Y AT	/	0	76	9FM 1094								
THIS NOTICE IS A DISC DATE SIGNED BY SEL	CLO	SU R Al	RE C	OF SI	ELI OT	ER A S	'S KNOWLEDGE OF BUBSTITUTE FOR A	NY	11	<b>VSP</b>	ECT	TION OF THE PROPERTY A TIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	E	BUY	Έŀ
Seller <b>⊠</b> is <b>⊡</b> is not o	ccu	pyin	g the	e Pro	pe or [	rty. I	If unoccupied (by Selever occupied the Pro	ler) pei	, h rty	ow I	ong	since Seller has occupied the	Pro	oper	'ty'
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Ceiling Fans	V				-LP	on	Property		V	1	1	Range/Stove	<u> </u>	17	
Cooktop		V			Hol	Tul	b		V	1	1	Roof/Attic Vents		1	,
Dishwasher	Π	V	7		nte	rco	m System		V		1	Sauna		17	
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Septic / On-Site Sewer Fi	acili	tv			J							n-Site Sewer Facility (TAB-140	7)		7

Ballohnson P. O. Hun 294 Belicille, TX 77418 Widham Johnson

Initialed by: Seller:

(TAR-1406) 9-01-11

Phone: 979.865,5466 Pax: 979.865.5300 Produced sets approved by applying a 18670 fitteen Mr. e Road, Graser, Michigan 48026 more for 2012

and Buyer:

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Water supply provided Was the Property built	by: city before 1978?	Well D	MUD D	co-op 🔲 un	known [	other:		
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Driveways	7		Fixtures		17	Windows		1
Electrical Systems					TAN 1	Other Structural Components		7
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					14			+
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ection 3. Are you (Sel ou are not aware.)								
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		swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
40	*******	*A single blockable main drain may cause a suction entrapment hazard for an individual.  4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair as not been previously disclosed in this notice?   yes   no If yes, explain (attach additional sheets y):
	- awai	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	TA CA	Room additions, structural modifications, or other alterations or repairs made without necessary permits or no in compliance with building codes in effect at the time.
	<b>₽</b>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Phone:  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.
	Œ	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:
	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
3	ď	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
J		Any condition on the Property which materially affects the health or safety of an individual.
7	<b>3</b>	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).
J		Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
the	answ	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
	ر روز از	
PhP	- (400)	9-01-11 Initialed by: Seller: Bt., St. and Buyer: Page 3 of 5

Concerning the Pro	perty at <i>[0</i>	769 FM 1094 S	SALY TR	
	· · · · · · · · · · · · · · · · · · ·			
Section 6. Seller	Mhas □has	not attached a survey of the	Property.	
Section 7. Within regularly provide	the last 4 yea	ars, have you (Seller) receiv	red any written inspection reps inspectors or otherwise per	ports from persons who mitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
			rts as a reflection of the curre from inspectors chosen by th	
Section 8. Check Homestead Wildlife Mana	any tax exemp	·	rrently claim for the Property:  Disabled Disabled Veteran	
requirements of Cl	hapter 766 of th	ne Health and Safety Code?*	ors installed in ao€ordance w ☐ unknown ☑ no ☐ yes.	If no or unknown, explain
(Attach additional st	neets if necessa	ry):		
smoke detec which the de know the bu	ctors installed in velling is located	accordance with the requirent, I, including performance, locati irements in effect in your area	ne-family or two-family dwellings nents of the building code in eff ion, and power source requirement, you may check unknown abou	fect in the area in ents. If you do not
of the buyer' evidence of t the buyer m specifies the	s family who wil he hearing impa akes a written locations for in	l reside in the dwelling is hean airment from a licensed physici request for the seller to insta	the hearing impaired if: (1) the bing-impaired; (2) the buyer gives an; and (3) within 10 days after Il smoke detectors for the hear ree who will bear the cost of ins	s the seller written the effective date, ring-impaired and
			ne best of Seller's belief and tha information or to omit any materi	
Bell (	Elle	8/20/20	Sugand hel	la 8/20/1
ignature of Seller rinted Name 12	ILL TOEL	ILE Prin	ature of seller led Name:	Date
TAR-1406) 9-01-11	Initi	aled by: Seller: 137, S	and Buyer:	Page 4 of 5

#### **ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 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.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: SBEC	phone #:
Sewer:	phone #:
Water:	phone #:
Cable: <u>DISh</u>	phone #:
Trash: Tex, Desposar Sys,	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	



at.

### TEXAS ASSOCIATION OF REALTORS®

## **INFORMATION ABOUT ON-SITE SEWER FACILITY**

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CO	NCERNING THE PROPERTY AT					
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:					
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown				
	(2) Type of Distribution System: Freuk Hives					
	(3) Approximate Location of Drain Field or Distribution System: North of N	Unknown				
	(4) Installer: Self (Attaches to MAIN House) (5) Approximate Age: 12 4RS					
B.	MAINTENANCE INFORMATION:					
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  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?  If yes, explain:	Yes Atto				
	(4) Does Seller have manufacturer or warranty information available for review?	Yes ANO				
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 BT	<b>54</b> Page 1 of 2				

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.

	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	saving devices
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.

Sighature of Seller Date Signature of Seller Date

Receipt acknowledged by:

Date

Signature of Buyer Date

Signature of Buyer