

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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE P	2RC	OPE	ERT	Y	AT,		401 FM		9	5	4		
THIS NOTICE IS A D AS OF THE DATE :	ISC SIG BUY	CLC ANE /ER	SU D I	RE 3Y VY	O SI WI	FS ELL SH	ELLER'S KNOWLED ER AND IS NOT A TO OBTAIN. IT IS N	GE \S	U)F 3S1	THE CONDITION OF THE PROTITUTE FOR ANY INSPECTION PARANTY OF ANY KIND BY SI	VS	OF
Seller □ is □ is not the Property? □	0	CCL	руіі	ng	the	Pro	pperty. If unoccupied	d (b 12K	y ne	Sell ver	er), how long since Seller has or occupied the Property	cup	oled
Section 1. The Prope This notice does not es	erty Stat	/ ha olish	s ti the	ite	iter ms	ns i to b	marked below: (Ma e conveyed. The contr	rk \ act	∤e wi	s (\ II de	(), No (N), or Unknown (U).) termine which items will & will not co	nve	y.
Item	Υ	N	U	Γ	Iter	n		Υ	N	U	Item	ΥΙΙ	Nι
Cable TV Wiring							Propane Gas:	1		一	Pump: ☐ sump ☐ grinder		
Carbon Monoxide Det.		П	┪				mmunity (Captive)		7	\exists	Rain Gutters		╁
Celling Fans		$ \cdot $	\dashv				Property	\top	ヿ		Range/Stove	1	\top
Cooktop	\Box	H	\dashv			Tul			7	\dashv	Roof/Attic Vents	-	_
Dishwasher			\neg			_	m System	\dashv	寸	\neg	Sauna	\top	\top
Disposal			目				ave	十	╡	1	Smoke Detector	┪	\top
Emergency Escape Ladder(s)							r Grill				Smoke Detector – Hearing Impaired		
Exhaust Fans	\vdash	-	_		Pat	io/D	ecking	-	1	\dashv	Spa	+	+
Fences	\square	\dashv	\dashv	-		~~~~~	ng System	\dashv	1		Trash Compactor	+	╁
Fire Detection Equip.	\square	\dashv	\dashv		Poc		ng Gyddoni	_	+	ᅱ	TV Antenna	十	+
French Drain	\exists		1	-			quipment		+	\neg	Washer/Dryer Hookup	+	╁
Gas Fixtures			\dashv				aint. Accessories	+	+	\dashv	Window Screens	+	1
Vatural Gas Lines	\neg	十					eater	\dashv	1	\dashv	Public Sewer System	1	+
											-		
tem			_	Y	N	U	Additiona	******	*****		·		
Central A/C							🗆 electric 🚨 gas	nı	un	be	r of units:		
Evaporative Coolers							number of units:						
Wall/Window AC Units							number of units:						
Attic Fan(s)			_				If yes, describe:						
Central Heat			_	_				nt	ım	ibe	r of units:		
Other Heat			_	_			If yes describe:						_
Oven			_	_			number of ovens:				☐ electric ☐ gas ☐ other:		
ireplace & Chimney							☐ wood ☐ gas log				ck 🛚 other:		
Carport			_	_			attached not						
Garage				_			☐ attached ☐ not	<u>atta</u>	<u>ict</u>				
arage Door Openers			\bot		_		number of units:				number of remotes:		
Satellite Dish & Controls	<u>s</u>			_	_		☐ owned ☐ leased			-			
Security System			_	4			□ owned □ leased						
Vater Heater			_ _	4			☐ electric ☐ gas ☐				number of units:		
Vater Softener			_	_	_		owned leased						
Inderground Lawn Spri			_	4			automatic ma				reas covered:		
eptic / On-Site Sewer	<u>-ac</u>		_	丄							out On-Site Sewer Facility (TAR-		
「AR-1406) 9-01-11		Init	ialec	l by	: S	eller:	<u> </u>	Buy	er:		Page	1 of	5

Concerning the Property at											
Water supply provided by: ☐ city ☐ w Was the Property built before 1978? ☐ (If yes, complete, sign, and with	rell 🗀		Д Д с					<u> </u>			
Was the Property built before 1978?	yes (noivi	D ∐ unbi	op :	un un	iknown 🗆	other:				
(If yes, complete, sign, and attach T) Roof Type: Is there an overlay roof complete.	ÁR-19	06 cc	Oncernina	NOWI COL r	fl Id. bo	000					
is there an overlay roof			Age:	j ioa	เน-มสเ	sea paint i	nazards).	•			
Roof Type: Is there an overlay roof covering on the covering)? Yes In to I unknown Are you (Sollar)	Proper	rty (s	shingles o	or ro	of co	vering plac	and over		_(app	roxi	ma
o, —) os 🗖 no 🖸 unknown					v , 00	voring plac	eu over	existing	ı shinç	les	or i
Are you (Seller) aware of any of the iter defects, or are need of repair? 🛘 yes 🗀	no nati	lf vac	i this 500	ction	1.1 th	at are not	in work	ing cond	dition	the	th
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Doors	ation /	Slab)(s)	\dashv	\neg	Molle	KS			T	\top
Drivewaye	Walls					Walls / I Window	ences		•	Γ	T
Electrical Systems Lighting	j Fixtu	res				Other O	<u>S</u>			T	T
Exterior Walle	ng Sys	tems	S	_	\dashv	Other St	ructural	Compor	ents		
Roof						<u> </u>		_	<u> </u>	1	
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Cor	ncerning the Property at
if th	ne answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	*A single blockable main drain may cause a suction entrapment hazard for an individual.
Sec of re addi	tion 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need epair, which has not been previously disclosed in this notice? ☐ yes ☐ no —if yes, explain (attack iional sheets if necessary):
	on 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) it
<u> </u>	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.
	Name of association: Manager's name: Fees or assessments are: \$
	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
	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.
	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 connected to the property's public water supply that is able to be
f the ansv	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
TAR-1406)	

	WINGS E	has not attached a surve	/ of the Property.	
Section 7. With	hin the last	A MOONE Inc		
persons who re	gularly provi	4 years, have you (Seller) ide inspections and who nspections? □ ves □ no	received any written in	spection reports f
permitted by law	v to perform i	nspections? I yes I no	f yes, attach copies and co	ispectors or otherwing
Inspection Date	Туре	Name of Inspector		
		- Taine of mopodior		No. of Pag
	<u></u>			
Note: A buyer she	ould not rely o	n the above-cited reports as uld obtain inspections from i	a rollantian of the	
	A buyer sho	uld obtain inspections from i	a reliection of the current co	ondition of the Prope
	-	in Holl in Grand in City	ishacinis cuosau bà tua bh	iyer.
Section 8. Chec	k any tax exe	mption(s) which you (Selle	r) currently claim for the	Property
☐ Wildlife Man	agaman i	☐ Senior Citizen	☐ Disabled	roperty.
Other:	agenieni	☐ Senior Citizen☐ Agricultural	Disabled Veteran	
			□ 13mlas	
Section 9. Have example, an insur o make the repair	you (Seller) ance claim or s for which ti	ever received proceeds r a settlement or award in a he claim was made? ☐ yes	for a claim for damage a legal proceeding) and n □ no If yes, explain:	ot used the procee
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ADDITIONAL NOTICES TO BUYE	R:	·	
(1) The Texas Department of Pub determine if registered sex offer www.txdps.state.tx.us. For inforced contact the local police department.	anders are located armation concerni	ins a database that the public mad in certain zip code areas. To s ng past criminal activity in certain	garch the detakage visi
construction certificate or dune	ering the Guit of t (Chapter 61 or 63 protection permit	seaward of the Guif Intracoastal Velexico, the property may be subject, Natural Resources Code, respectage to required for repairs or impair construction adjacent to pu	ect to the Open Beaches ctively) and a beachfront provements. Centest the
(3) If you are basing your offers o items independently measured to	n square footage o verify any report	, measurements, or boundaries, ed information.	you should have those
(4) The following providers currently	provide service to	the property:	
Electric:		phone #:	
Sewer:		phone #:	
Water:		phone #:	
Cable:		phone #:	
Trash:		phone #:	
Natural Gas:		phone #:	
Phone Company:		phone #:	
Propane:		phone #:	
(5) This Seller's Disclosure Notice wa this notice as true and correct a ENCOURAGED TO HAVE AN INS The undersigned Buyer acknowledges	and have no reas SPECTOR OF YO	on to believe it to be false or in OUR CHOICE INSPECT THE PRO	DOGGERATE VOLLABE



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

CONCERNING THE PROPERTY AT 461 FM 954 Round Top 1 × 78954

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 leadbased paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on leadbased 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): $oldsymbol{\Box}$ (a) Known 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): $oldsymbol{\square}$ (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): \square 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 Date Buyer Date Seller Date Other Broker Date Listing Broker Date The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated