



SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

203 Oak Ridge

Merchison

(STREET ADDRESS AND CITY)

Van Zandt

(COUNTY)

NOTE: Effective January 1, 2004, 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 said Code 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.

SEVERE WEATHER

1. The Property is currently:

- ☒ Owner occupied ☐ Estate
☐ Leased ☐ Foreclosure
☐ Vacant since _____

- If owner occupied, for 4 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 the 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", explain: _____

8. Has the Property (or the homeowners' association of which the Property is a part) been the subject of any pending or concluded litigation?

- ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

9. 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: _____

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:

PROPERTY ADDRESS: 203 Oak Ridge
Merchison, TX 75778

MetroTex Association of REALTORS® 7167 (Oct 2011)

1445 S. Dallas, Suite 1000, Dallas, TX 75244
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Seller Initials: _____

Seller Initials: _____

SELLER'S DISCLOSURE NOTICE - PAGE 2

Buyer Initials: _____

Buyer Initials: _____

Form 545-504-777

Rev. 10-1-2011

Signature: _____

Produced with 2011 Form 545-504-777, 10070 Filmmakers Park, Fort Worth, TX 76154-4970

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 independent flow inspections of the buyer's own choice.

NEIGHBORHOOD ADJUSTED 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 this 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.

Item	Working Condition	Replaced	Repaired	In Need of Repair	Not Included	Other
Air Conditioner	☒	☐	☐	☐	☐	
Automatic Lawn Sprinkler System (Front _____, Back _____, Left Side _____, Right Side _____, Fully _____)	☒	☐	☐	☐	☐	
Broadband/CAT5 Wiring	☐	☐	☐	☐	☐	
Cable TV Wiring	☐	☐	☐	☐	☐	
Ceiling Fan(s)	☐	☒	☐	☐	☐	
Cooktop (Gas _____ / Electric _____)	☐	☐	☐	☐	☐	
Cooling (Central Gas _____ / Electric _____) # Units _____	☒	☒	☐	☐	☐	
Cooling (Window _____ / Wall _____ / Evaporative Coolers _____)	☐	☐	☐	☐	☐	
Dishwasher	☒	☐	☐	☐	☐	
Disposal	☒	☐	☐	☐	☐	
Electrical System	☐	☒	☐	☐	☐	
Emergency Escape Ladder(s)	☒	☐	☐	☐	☐	
Exhaust Fan(s)	☒	☐	☐	☐	☐	
Fire Detection Equipment (Electric _____ / Battery Operated _____)	☐	☒	☐	☐	☐	
Garage Door Opener(s) & Controls (Automatic _____ / Manual _____) # Controls _____	☒	☐	☐	☐	☐	
Gas Fixtures	☐	☐	☐	☐	☐	
Gas Lines (Natural _____ / Liquid Propane _____)	☐	☐	☐	☐	☐	
Heating (Central Gas _____ / Electric _____) # Units _____	☐	☒	☐	☐	☐	
Heating (Window _____ / Wall _____)	☐	☐	☐	☐	☐	
Hot Tub	☒	☐	☐	☐	☐	
Ice Maker	☒	☐	☐	☐	☐	
Intercom System	☒	☐	☐	☐	☐	
Lighting Fixtures	☐	☒	☐	☐	☐	
Media Wiring & Equipment	☒	☐	☐	☐	☐	
Microwave	☒	☐	☐	☐	☐	
Outdoor Cooling Equipment	☒	☐	☐	☐	☐	
Oven (Gas _____ / Electric _____)	☐	☒	☐	☐	☐	
Oven - Convection	☐	☐	☐	☐	☐	
Plumbing System	☐	☒	☐	☐	☐	
Public Sewer & Water System	☐	☐	☐	☐	☐	
Range (Gas _____ / Electric _____)	☐	☐	☐	☐	☐	

203 Oak Ridge

PROPERTY ADDRESS: Mirochian, TX 75778

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MetroTex Association of REALTORS® 7187 (Oct 2017)

Seller Initials: MS

Seller Initials: MS

Buyer Initials:

Buyer Initials:

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)	☒	☐	☐	☐	☐	☐
Swimming Pool & Equipment	☒	☐	☐	☐	☐	☐
Swimming Pool Built-In Cleaning Equip	☒	☐	☐	☐	☐	☐
Swimming Pool Heater	☒	☐	☐	☐	☐	☐
Trash Compactor	☒	☐	☐	☐	☐	☐
TV Antenna	☐	☒	☐	☐	☐	☐
Water Heater (Gas _____ / Electric _____)	☐	☒	☐	☐	☐	☐
Water Softener	☒	☐	☐	☐	☐	☐
Wells	☒	☐	☐	☐	☐	☐

INFORMATION ABOUT STRUCTURE

Basement	☒	☐	☐	☐	☐	☐
Carport (Attached _____ / Not Attached _____)	☒	☐	☐	☐	☐	☐
Ceilings	☒	☐	☐	☐	☐	☐
Doors	☐	☒	☐	☐	☐	☐
Drains (French _____ / Other _____)	☒	☐	☐	☐	☐	☐
Driveway	☐	☒	☐	☐	☐	☐
Electrical Wiring	☐	☒	☐	☐	☐	☐
Fences	☐	☒	☐	☐	☐	☐
Fireplace(s)/Chimney (masonry)	☒	☐	☐	☐	☐	☐
Fireplace(s)/Chimney (wood burning)	☒	☐	☐	☐	☐	☐
Fireplace(s) with gas logs	☒	☐	☐	☐	☐	☐
Floor	☐	☒	☐	☐	☐	☐
Foundation	☐	☒	☐	☐	☐	☐
Garage	☒	☐	☐	☐	☐	☐
Lighting (Outdoor)	☒	☐	☐	☐	☐	☐
Patio/Decking	☐	☐	☐	☐	☐	☐
Retaining Wall	☒	☐	☐	☐	☐	☐
Rain Gutters and Down Spouts	☐	☒	☐	☐	☐	☐
Roof	☐	☒	☐	☐	☐	☐
Sidewalks	☒	☐	☐	☐	☐	☐
Skylight(s)	☒	☐	☐	☐	☐	☐
Sump or Grinder Pump	☒	☐	☐	☐	☐	☐
Wells (Exterior/Interior)	☐	☒	☐	☐	☐	☐
Washer/Dryer Hookups (Gas _____ / Electric _____)	☒	☐	☐	☐	☐	☐
Windows	☐	☒	☐	☐	☐	☐
Window Screens	☐	☒	☐	☐	☐	☐
Other:	☐	☐	☐	☐	☐	☐
Other:	☐	☐	☐	☐	☐	☐
Other:	☐	☐	☐	☐	☐	☐
Other:	☐	☐	☐	☐	☐	☐
Other:	☐	☐	☐	☐	☐	☐

203 Oak Ridge

PROPERTY ADDRESS: Marathon, TX 75778

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Metrolinx Association of REALTORS® 7/1/11 (Oct 2011) Seller Initials: MS Seller Initials: RS Buyer Initials: _____ Buyer Initials: _____

Printed with zipCode by zipCode. 1000 Fillmore Blvd, Suite 100, Chicago, IL 60606-4000

Signature, Date

12. If stucco, what is the type of stucco? _____
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:
 _____ Years ☒ 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. \$ _____
 Lease Charge: ☐ Mth ☐ Qtr ☐ Yr. \$ _____
17. Please identify other systems, if any, of the Property which are leased and not owned by Seller: _____
18. Year the Property was constructed: 1975
☐ Per Owner ☒ Tax Rolls
 (If before 1978-complete, sign and attach TAR-1906 concerning lead-based paint hazards.)

7. SUE TANELOS, INC. (TA) ON ASBESTOS 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	☐	☒	☐	
FAULT 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	☐	☒	☐	
SOIL Movement	☐	☒	☐	
Subsurface STRUCTURES, Tanks, or Pits	☐	☒	☐	
Hazardous or TOXIC WASTE affecting the Property	☐	☒	☐	
Holes in WALLS	☐	☒	☐	

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PROPERTY ADDRESS: Murichison, TX 75778

SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 8

Multiple Association of REALTORS® 7167 (Oct 2011) Seller Initials: MS Seller Initials: MS Buyer Initials: _____ Buyer Initials: _____

Printed with eSignature by eSignify 10570 Folsom Mills Road, Folsom, California 95630 www.eSignify.com

Sparrow, Broker

32. 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 AND OTHER WOOD DESTROYING INSECTS

33. Has the Seller ever obtained a written report about active termites or other wood destroying insects?
☐ Yes ☒ No
 - If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content:
34. Has the Property been treated for termites or other wood destroying insects?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", please state the date of treatment:
35. 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:
36. Do active termites or other wood destroying insects currently infest the Property?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain:
37. Is there any existing termite damage in need of repair?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain:
38. Is the Property currently covered by a termite policy?
☐ Yes ☒ No
 - If "Yes", identify the policy by stating:
 Name of Company issuing policy:
 Policy Number:
 Date of policy renewal:
 Phone Number:

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

39. 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 |
| Other: | ☐ Yes ☒ No |
- If "Yes", explain:
40. If the answer to any part of Question #39 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 content.)
41. Is Seller aware of previous use of premises for manufacture of Methamphetamine?
☐ Yes ☒ No
42. 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
 - If "Yes", explain:

ACKNOWLEDGMENT BY SELLER

43. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.
- MS RGS
 Seller(s) Initials Seller(s) Initials
44. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.
- MS RGS
 Seller(s) Initials Seller(s) Initials
46. 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.
- MS RGS
 Seller(s) Initials Seller(s) Initials

263 Oak Ridge
 PROPERTY ADDRESS: Murphy, TX 75778

Member Association of REALTORS® 71467 (Oct 2011)

Seller Initials: MS Seller Initials: RGS Buyer Initials: _____ Buyer Initials: _____

Produced with approval by sbl.org 18270 Form 616 Rev. 11/05 sbl.org

Spencer, Robert

DISCLOSURE

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 extrajurisdictional 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? ☐ Unknown ☐ No ☒ Yes. 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.

Mary A. Sparrow 3/1/13
 SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
 Robert Sparrow

Robert M. Sparrow 3/1/13
 SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
 Mary Sparrow

203 Oak Ridge
 PROPERTY ADDRESS: Murchison, TX 75778

SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8

MicroTex Association of REALTORS® 7167 (Oct 2011) Seller Initials: MS Seller Initials: RES Buyer Initials: _____ Buyer Initials: _____

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.tdps.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 _____
Printed Name: _____

BUYER _____ DATE _____
Printed Name: _____

203 Oak Ridge
PROPERTY ADDRESS: Murchison, TX 75778
MetroTex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: MS Seller Initials: MS Buyer Initials: _____ Buyer Initials: _____