



SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

185 VZ CR 2142

Hills Point

(COUNTY AND CITY)

Van, Texas
(COUNTY)

NOTE: Effective January 1, 1994, Section 5.006 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 or to 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 5.006 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.

1. The Property is currently:

- ☐ Owner occupied ☐ Estate
☐ Leased ☐ Foreclosure
☒ Vacant since 11/1/13

- If owner occupied, for _____ 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 notice, 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:

185 VZ CR 2142

PROPERTY ADDRESS: Hills Point, TX 78103

MetroTex Association of REALTORS® 7107 (Oct 2011)

Call Today For Help & Further Details, TX 13103

©2011 MetroTex

Seller Initials: OM

Seller Initials: _____

Buyer Initials: _____

Buyer Initials: _____

Phone: 800-690-7777

Fax: 903-690-7776

High Mileage

Printed with: 10/1/11 by 2142 1850 Plaza Hills Point, Texas 78103 www.2142.com

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 2

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-Heating 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	☒	☐	☐		☐	

Basement	☒	☐	☐		☐	
Carport (Attached _____ / Not Attached _____)	☒	☐	☐		☐	
Ceilings	☐	☒	☐		☐	
Doors	☐	☒	☐		☐	
Drains (French _____ / Other _____)	☒	☐	☐		☐	
Driveway	☐	☒	☐		☐	
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (rock)	☒	☐	☐		☐	
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	☒	☐	☐		☐	
Walls (Exterior/Interior)	☐	☒	☐		☐	
Washer/Dryer Hookups (Gas _____ / Electric _____)	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☐	☒	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair	☐	☒	☐	
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Areas" TAR No. 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)	☐	☒	☐	
Disposed TRUST?	☐	☒	☐	
Liquid Propane Gas	☐	☒	☐	
-- LP Community (Captive)	☐	☒	☐	
-- LP on Property	☐	☒	☐	
Single Blockable Main Drain in Pool/Hot Tub/Spa? "A Single Blockable Main Drain may cause a section endorsement hazard for an individual."	☐	☒	☐	

20. If the Property is part of a regime creating a homeowners' association, state the following information:

- Association Name: _____

- 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. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

22. 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 ☐ Other

☐ Unknown

23. The water service to the Property is provided by (check as applicable): ☐ City ☐ Well ☐ MUD ☒ Coop

24. 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: _____

25. Are there any outstanding mechanics and materials liens or file pending against the Property?

☐ Yes ☒ No ☐ Unknown

26. Is there any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes?

☐ Yes ☒ No ☐ Unknown

FOUNDATION - SELLER'S DISCLOSURE

27. 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", identify the report by stating the date of the report, the person or company who made the report, and its content:

Not done stating there is NO foundation settling - Sub was removed out of house

28. Have repairs been made to the foundation of the Property since its original construction?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made: _____

DRAINAGE - SELLER'S DISCLOSURE

29. 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: _____

30. 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: _____

31. Does the Seller know of any currently defective condition to the drainage of the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

185 W. CR 2142
PROPERTY ADDRESS: 1511g Point, TX 75169

Member Association of REALTORS® 7167 (Oct 2011)

Seller Initials: *ON*

Seller Initials: _____

SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 8

Buyer Initials: _____

Buyer Initials: _____

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:

DISCLOSURE STATEMENT BY SELLER

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 *When built*
- If "Yes", please state the date of treatment: *2008*

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:

DISCLOSURE STATEMENT BY SELLER

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:

DISCLOSURE STATEMENT 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.

SM *SM*
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.

SM *SM*
Seller(s) Initials Seller(s) Initials

45. 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.

SM *SM*
Seller(s) Initials Seller(s) Initials

185 VI CR 2142

PROPERTY ADDRESS: *Mills Point, TX 75169*

Metrolux Association of REALTORS® 7167 (Oct 2011)

Seller Initials: *SM*

Seller Initials:

Buyer Initials:

Buyer Initials:

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Edgar Mills Co

SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 8

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 21407)
- ☐ Property is located in a Public Improvement District (PID)

Smoke Detectors

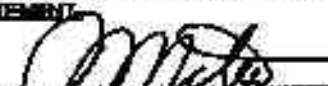
Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 706 of the Health and Safety Code? ☐ Unknown ☐ No ☒ Yes. If no, or unknown, explain. (Attach additional sheets if necessary):

* Chapter 706 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.

SELLER'S DISCLOSURE NOTICE

SELLER(S) HEREBY AGREES 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.

 1/20/13
 SELLER (SIGN AS NAME APPEARS ON TITLE) DATE SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
 Ralph Miles

185 WK CR 2142

PROPERTY ADDRESS: Wills Point, TX 75169

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

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SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8

Ralph Miles Co

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 representation 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 site of the property, other 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 aerial 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 adjacent to 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 64 or 65), 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 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: _____