

SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 685 Sowdy Drive															
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.															
Seller ☑ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? □ or □ never occupied the Property											∍d				
Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).) This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.															
Item	Y	N	U	Γ	lter	n		Y	N	l	J	Item	Y	N	U
Cable TV Wiring	X	П	\neg	r	Ga	s Li	nes (Nat/LP)	V		-	7	Pump: ☐ sump ☐ grinder		V	Ħ
Carbon Monoxide Det.	X	П				Tu		+	X	1	1	Rain Gutters		V/	\dashv
Ceiling Fans	X			_		_	m System		V	1	1	Range/Stove	\neg	Ý	\dashv
Cooktop	X	П	\neg				ave		Ŷ	H	1	Roof/Attic Vents	X		\dashv
Dishwasher	X		\neg	_			or Grill	-	(X)	\vdash	1	Sauna	\sim	V	\dashv
Disposal	X		\neg	-		_	ecking		4		7	Smoke Detector	X	•	\dashv
Emergency Escape	1		\neg					X			۲	Smoke Detector – Hearing	-	\neg	
Ladder(s)	1				I lambling dystem							Impaired		ľ	\sim
Exhaust Fans	V		\neg	h	Pool X Spa						\neg	X	\dashv		
Fences	X		\neg	-			quipment		V	-	1	Trash Compactor	\neg	X	\dashv
Fire Detection Equip.	X	\Box	\neg				aint. Accessories	-	∜	-	1	TV Antenna	V	<u>V.</u>	\dashv
French Drain	 	V	\exists	-			eater	\neg	쉿	_	1	Washer/Dryer Hookup	♦	\dashv	\dashv
Gas Fixtures	X	4	7	_			Sewer System	\dashv	Ŷ۱		1	Window Screens	ॹ	\dashv	
	الكاما		 !.			-	7		71	_	J	TVIII CON CONCONIC	\sim 1		
Item			T.	Y	N	U	Additiona	11	nfo	m	na	tion			7
Central A/C				Z			Delectric Dagas		nur	nb	er	of units: Electric Look To	PA	00	ren
Evaporative Coolers			7		V		number of units:					entral Heaters / 2015 Hotu			
Wall/Window AC Units			\neg		X		number of units:					and the second s		/ 1~0	340
Attic Fan(s)			1	X			if yes, describe:			_	_				7
Central Heat				X			□ electric □ gas	-	nun	nb	er	of units:		_	\neg
Other Heat		•	13	Ż	茎		if yes describe:								\neg
Oven				7			number of ovens:		1			electric 🛘 gas 🗘 other:			7
Fireplace & Chimney			15	7			☐ wood ☐ gas lo	as		n					\dashv
Carport			1		X		attached not						-		_
Garage				7			attached not								7
Garage Door Openers										_					
Satellite Dish & Control	s		-	٦	*	V	□ owned □ lease	d f	ron	n	•		-		7
Security System				7	V	/ }	□ owned □ lease			_					\dashv
Water Heater	2		3	7	_		□ electric □ gas □				•	number of units:	-	-	\dashv
Water Softener		-	1	7	X		□ owned □ lease				<u> </u>	number of time.			\dashv
Underground Lawn Spr	ink	ler	+	+	文	\neg	□ automatic □ ma	_		_	ar	eas covered.			\dashv
Septic / On-Site Sewer			, 15	7	4	\neg						ut On-Site Sewer Facility (TAR	-11	071	\exists
				11			ii yoo, adaon iiiloiiii	au	OII	_		di On-Oile Dewei Facility (TAN	. 14	01)	
(TAR-1406) 7-16-08		Init	ialed	by	r. S	eller:	and	Ви	yer	:_		, Pag	e 1 d	of 5	

Water supply provided by: □ city □ well □ MUD ☒ co-op □ unknown □ other: Was the Property built before 1978? □ yes ☒ n □ unknown (if yes, complete, sign, and attach TAR-1906 concerning legad-based paint hazards). Roof Type: □ □ n □ unknown Is there an overlary roof covering on the Property (shingles or roof covering)? □ yes □ n □ unknown Is there an overlary roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? □ yes □ n □ unknown Is there an overlary roof covering on the Property (shingles or roof covering)? □ yes □ n □ unknown Is there an overlary roof covering on the Property Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yec (Y) if you are aware and No (N) if you are not aware.) Item □ Y N □ Item □	Concerning the Property at	685 d	es	rud	in	he	ue	,	(
Was the Property built before 1978? □ yes □ no □ unknown (if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: □ y no no wordary roof covering on the Property (shingles or roof covering) placed over existing shingles or roof covering)? □ yes □ no □ unknown	Water supply provided by: ☐ city ☐ wel	п 🗆 м	UE	\Q	CO-OI	o C	l uni		own 🛘 other:		
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Roof Type:	(If yes, complete, sign, and attach TAI	R-1906	CC	ncer	nina l	eac	d-bas	sec	paint hazards).		
Item Y N Basement Y N Basement Y N Basement Y N Selection 3. Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? U yes X no If yes, describe (attach additional sheets if necessary): Item Y N Basement Y N N N N N N N N N N N N N N N N N N	Roof Type: Com D. Shing/a	5		Age	a .	50	Lhe		04 Farma But BAU Janner	xim	ate)
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Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that hav defects, or are need of repair?	covering)? I yes I no I unknown	p.	14	bo	urd	,	Ta	^	paper, shingles		
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Item							-				
Item	Section 2 Are you (Saller) every of a		· -	4		£	-4"				~
Item	(Y) if you are aware and No (N) if you are	any der re not a	ec	ts o are.)	r mai	tun	Ctio	ns	in any of the following?: (N	lark	Yes
Basement Ceilings Doors Driveways Driveways Electrical Systems Exterior Walls Lighting Fixtures Plumbing Systems Exterior Walls Lighting Fixtures Plumbing Systems Exterior Walls Lighting Fixtures Plumbing Systems Roof If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ cak wilt □ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Improper Drainage Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Aprevious Flooding into the Structures Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the Property Previous Flooding into the Property Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the P										т.	
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Interior Walls	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		OI.	1.7-1			\square			4	13
Lighting Fixtures X Plumbing Systems X Roof				ab(s)						┷	JX
Electrical Systems Plumbing Systems Roof Roof											13
Roof							X		Other Structural Components		\times
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	(TAR-1406) 7-16-08 Initialed by: Seller:				an	d Ru	ver		Dao	ie 2 c	15 15

Concern	ing the Property at 685 Abru dy White
If the a	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
need o	n 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in the frequency of the property that is in the frequency of the fr
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you are	n 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) is not aware.)
Y N	Room additions, structural modifications, or other alterations or repairs made without necessar permits or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name:
	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 association below or attach information to this notice.
	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 of use of the Property.
o M	Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
	Any death on the Property except for those deaths caused by: natural causes, suicide, or acciden unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
ם מ	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).
If the an	swer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
TAR-1406	6) 7-16-08 Initialed by: Seller:, and Buyer:, Page 3 of 5

No	If yes, attach copies and con	of Inspector		Туре	pection Date
110		or moposion	- Train	.,,,,,	
	a reflection of the current co				te: A buyer sho
er.	inspectors chosen by the buy	pections from i	should obtain i	A buyer s	363
Property:	er) currently claim for the F	hich you (Selle	exemption(s)	k any tax e	ction 8. Chec
	☐ Disabled☐ Disabled Veteran	r Citizen ıltural	□ Ser		☐ Wildlife Man
	☑ Unknown				Other:
ance with 1	es Ono If yes, explain: etectors installed in accord Safety Code?* Of unknown :	ing smoke del	erty have wo	s the prope	ction 10. Does
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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 www.txdps.state.tx.us. 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 e
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construction certificate or dune protection permit local government with ordinance authority or information.	may be required for repairs or improvements. Contact the ver construction adjacent to public beaches for more
(3) If you are basing your offers on square footag items independently measured to verify any repo	e, measurements, or boundaries, you should have those rted information.
(4) The following providers currently provide service	to the property:
Electric: $\nabla X \mathcal{U}$	Sewer: Oh proparty
Water: Dean Dale Water	Sewer: Oh property Cable: Direct T.V.
Trash: IESI	Natural Gas: Lone Star "Atmos"
Local Phone:	Propane:
(5) This Seller's Disclosure Notice was completed by this notice as true and correct and have no re ENCOURAGED TO HAVE AN INSPECTOR OF Y	y Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE YOUR CHOICE INSPECT THE PROPERTY.
with the smoke detector requirements of Chapter 7	foregoing notice and acknowledges the property complies 766, Health and Safety Code, or, if the property does not chapter 766, the buyer waives the buyer's rights to have 1766.
Signature of Buyer Date Printed Name:	Signature of Buyer Date



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CO	NCERNING THE PROPERTY AT Duch Creek Rush	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: <u>lateral lenes</u>	_ Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer: Brian's Pleambing (5) Approximate Age: 1986	Unknown
В.	MAINTENANCE INFORMATION:	_ U Olikilowii
	(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-states sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	pumped
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
c.	(4) Does Seller have manufacturer or warranty information available for review? PLANNING MATERIALS, PERMITS, AND CONTRACTS:	Yes Mo
	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSS maintenance contract manufacturer information warranty information	F was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewer f submitted to the permitting authority in order to obtain a permit to install the on-site sewer	
	(3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility
(TAR	R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2
Ann 1	1916 N. Elmwood Ave. Wichita Falls, TX 76308	

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.

Signature of Seller	Date	Signature of Seller	2-8-)2 Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date