

Please Fill out S Pages

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

Section 5.008, Property Code requires a seller of residential property of mot more their 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.

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CONCERNING THE PROPERTY A	۱T.				Wi	DΠ	sb	OF	3,	rx 75494			
THIS NOTICE IS A DISCLOSURE DATE SIGNED BY SELLER AND MAY WISH TO OBTAIN, IT IS NO AGENT.	I\$ ЭТ. #	NO V	TC AV	A RR	SUBSTITUTE FOR A ANTY OF ANY KIND	BY	' III	NSF ELL	ECT ER,	TIONS OR WARRANTIES T SELLER'S AGENTS, OR A	NY (BUY BTH	(EF
Seller Die Dis not occupying t	he f	Pro	pe	rfy.	If unoccupied (by Sei	ller)	, h	WÓ	long	since Seller has occupied th	e Pr	oper	dy.
O October 14 2812		_ 0	r (Jn	ever occupied the Pro	per	ŤΥ		-	•		•	•
Section 1. The Property has the	lte	me	m	ark	ed below: (Mark Yes	s (Y), ;	No (N), (or Unknown (U).)			
This notice does not establish	tho	ilo	rt/S	to t	be conveyed. The contra	act v	vill	date	mir	e which items will & will not con	vey.		
Item YNU]		<u>lte</u>	m		Y	N	U]		Y	Z	U
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Ceiling Fans	l	Ŀ	LF	, О П	Property	<u>ļ</u> .	Ŀ	1_		Range/Stové	18	Ш	
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Water Softener			/		□owned □ leaser								⅃
Underground Lawn Sprinkler - \$2.45	d y	į								Sovered: Slaver Och			
Septic / On-Site Sewer Facility	\Box	4				atio	ħΛ	۱bo	O fil	n-Site Sewer Facility (TAR-1-	07)		
FAR-1408) 9-01-11 Initia	aled	h	r. :	Selfe	er (205)	а	nd	Bu	/er:	, P	age :	i of	6
Glod Coordy Cycle Agency 298 State N. Gia Warehore, T.Y. 73424					WINTS TO SERVICE OF THE PROPERTY OF THE PROPER	_			442-95		~	Unit	

1020 CR 4450

Concerning the Property at						Winnshor	ÇO	, T)	X 75494			_
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need of repair? ☐ yes 〔	ÿno	If yes	s, describe (a	altaci	h add	litional sheet	8	# nec	essary):			
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aware and No (N) if you ar	e no	t awa	re.)							-		
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	╫		Interior V			···	╁	7	Windows		٠٠	7
Doors	╍┋═╍╌	} 					1	7	Other Structural Components	- ├-	<u>-</u>	
Driveways	╬	<u> </u>	Lighting I				₽-	'	Other offdernial Components		╀	4
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Exterior Walls	£:	M	Roof				L				1	J
If the answer to any of the to	ems			, 620	, itani	(Miller)		nal sh				<u>-</u> -
									rk Yes (Y) if you are aware and		N) i	
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1020 CR 4460

Concerning the Property at Winnshore, TX 75494	· · · · · · · · · · · · · · · · · · ·
If the 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 Section 4. Are you (Seiler) aware of any item, equipment, or system in or on the Property that it which has not been previously disclosed in this notice? ☐ yes ☐ no (if yes, explain (attach necessary):	al. s in pead of repair additional sheets
Section 8. Are you (Selier) aware of any of the following (Mark Yes (Y) if you are aware, Mark not aware.)	
X N Room additions, structural modifications, or other alterations or repairs made without neces in compliance with building codes in effect at the time.	sary permits or no
Homeowners' associations or maintenance fees or assessments. If yes, complete the following Name of association:	g:
Name of association: Manager's name: Fees or essessments are: \$	
Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:	
Any notices of violetions of deed restrictions or governmental ordinances affecting the cond Property.	ition or use of the
Any laweults or other legal proceedings directly or indirectly affecting the Property. (Includes, to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	, but la not limited
Any death on the Property except for those deaths caused by; natural causes, suicide, or accomplete condition of the Property.	ldent unrelated to
Any condition on the Property which materially affects the health or safety of an individual.	
Any repairs or treatments, other than routine maintenance, made to the Property to remedia 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 remediate certificate of mold remediation or other remediation).	
Any rainwater harvesting system connected to the property's public water supply that is ablindoor potable purposes,	e to be used for
the enewer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):	
65 Tex	
AR-1406) 9-01-11 Initialed by: Saller: and Buyer;	Page 3 of 5
Produced with zipForm® by zipLogic 15070 Fitteen Mile Road, Freter, Michigan 48025 mroutigLogic.com	Untilled

	peny at	Wir	msboro, TX 75494	
Section 7. Within regularly provide h	the last 4 years, aspections and w	t attached a survey of the have you (Seiler) recelved the are either licensed as attach copies and complet	ed any written inspection is inspectors or otherwise pa	reports from persons w ermitted by law to perfo
Inspection Date		•		No. of Pages
			·	
		!		
Note: A buyer Proj	r should not rely perly. A buyer sh	on the above-cited repor	rts as a reflection of the cur from inspectors chosen by	rent condition of the the buyer,
lection 8. Check a	any tax exemption	i(s) which you (Selfer) cu	rrently claim for the Propert	-
© Homestead ☐ Wildlife Manag ☐ Other:	ement	Senior Citizen ☐ Agricultural	□ Disabled Veteran	
ection 10. Does the	e property have	aith and Safety Code?*	rs installed in accordance □unknown □no ⊡yes.	with the smoke datect
ection 10. Does the quirements of Chap tiach additional shee *Chapter 766 o smoke detector which the dwell know the building	e property have pter 786 of the Heats II necessary): of the Health and rs installed in accounting is located, incling code requirements	working entoke detector sith and Safety Code?* Safety Code requires one ordance with the requirementaling performance, localio ents in effect in your area,	rs installed in accordance	with the emoke detects If no or unknown, explain is to have working flect in the area in nents. If you do not
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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 it registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.ix.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 lide 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:	phone #:
Sewer:	phone #:
Water: _ V	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company; 🗸	phone #:
Propane:	phone #:

(5) This Selfer's Disclosure Notice was completed by Selfer 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.

CODE.		C.D. Darly	10,27,42
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name: [C.D. DZ-44	

(7AR-1406) 9-01-11

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