



# SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

237 W. CR. 3122

Edgewood

(STREET ADDRESS AND CITY)

Van Zandt

(COUNTY)

NOTE: Effective January 1, 1994, 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 this 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 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.

## GENERAL INFORMATION

### 1. The Property is currently:

- ☒ Owner occupied    ☐ Estate  
☐ Leased    ☐ Foreclosure  
☐ Vacant since \_\_\_\_\_

- If owner occupied, for 5 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: Edgewood, TX 75117

MetroTex Association of REALTORS® 7457 (Oct 2011)

Real Estate For Sale 2445 E. 24th Street, Suite 200, Dallas, TX 75228

©2011 MetroTex

Printed on 100% recycled paper by 24/7 Print. 12575 Pines Mill Road, Pines, TX 75160-4825

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 8

Seller Initials: \_\_\_\_\_ Buyer Initials: \_\_\_\_\_

Date: 10-03-2011

File: 10-03-2011

Printed Date:

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-stated reports as a reflection of the current condition of the Property. A buyer should obtain inspection from inspectors of the buyer's own choice.

### SECTION 11: EXISTING AND DESIRED ITEMS 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 the 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.

|                                                                                                                                                                                                                                           |                                     |                                     |                          |                          |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Air Fan                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Automatic Lawn Sprinkler System<br>(Front <input checked="" type="checkbox"/> , Back <input checked="" type="checkbox"/> , Left Side <input type="checkbox"/> ,<br>Right Side <input type="checkbox"/> , Fully <input type="checkbox"/> ) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Broadband-CATS Wiring                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cable TV Wiring                                                                                                                                                                                                                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling Fan(s)                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cooltop (Gas <input type="checkbox"/> / Electric <input type="checkbox"/> )                                                                                                                                                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cooling (Central Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )<br># Units                                                                                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cooling (Window <input type="checkbox"/> / Wall <input type="checkbox"/> /<br>Evaporative Coolers <input type="checkbox"/> )                                                                                                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dishwasher                                                                                                                                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Disposal                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Electrical System                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Emergency Escape Ladder(s)                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exhaust Fan(s)                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire Detection Equipment<br>(Electric <input checked="" type="checkbox"/> / Battery Operated <input type="checkbox"/> )                                                                                                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garage Door Opener(s) & Controls<br>(Automatic <input type="checkbox"/> / Manual <input type="checkbox"/> )<br># Controls                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Furnace                                                                                                                                                                                                                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Lines<br>(Natural <input type="checkbox"/> / Liquid Propane <input checked="" type="checkbox"/> )                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Heating (Central Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )<br># Units                                                                                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Heating (Window <input type="checkbox"/> / Wall <input type="checkbox"/> )                                                                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hot Tub                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ice Maker                                                                                                                                                                                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Intercom System                                                                                                                                                                                                                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting Fixtures                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Media Wiring & Equipment                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Microphone                                                                                                                                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Cooking Equipment                                                                                                                                                                                                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Oven (Gas <input type="checkbox"/> / Electric <input type="checkbox"/> )                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Oven - Convection                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing System                                                                                                                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Public Sewer & Water System                                                                                                                                                                                                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Range (Gas <input type="checkbox"/> / Electric <input type="checkbox"/> )                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

297 VX CR 3122

PROPERTY ADDRESS: Edgewood, TX 76117

Mid-Tex Association of REALTORS® 7907 (Oct 2011) Seller Initials:                      Seller Initials:                      Buyer Initials:                      Buyer Initials:                     

Produced with eForm by 21st Century Real Estate, Inc. 10070 Edison Mills Road, Dallas, TX 75241 972.232.2222

Patrick Daulton

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 8

|                                                        |                                     |                                     |                          |  |                          |  |
|--------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|--------------------------|--|
| Refrigerator (Built-in)                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Satellite Dish and Receiver                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Sauna                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Security System(s)<br>(In Use _____ / Abandoned _____) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Septic or other On-Site Sewer System                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Shower Enclosure & Pan                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Smoke Detector-Heating Impaired                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Spa                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Stove (Free Standing) For Heating (Free)               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Swimming Pool & Equipment                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Swimming Pool Built-In Cleaning Equip                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Swimming Pool Heater                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Trash Compactor                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| TV Antenna                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Water Heater (Gas _____ / Electric <u>✓</u> )          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Water Softener                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Wells                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |

|                                                           |                                     |                                     |                          |  |                          |  |
|-----------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|--------------------------|--|
| Basement                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Carport (Attached _____ / Not Attached _____)             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Ceilings                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Doors                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Drains (French _____ / Other _____)                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Driveway                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Electrical Wiring                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Fences                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Fireplace(s)/Chimney (mud)                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Fireplace(s)/Chimney (wood burning)                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Fireplace(s) with gas logs                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Floor                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Foundation                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Garage                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Lighting (Outdoor)                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Patio/Decking                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Retaining Wall                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Rain Gutters and Down Spouts                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Roof                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Slopes/sills                                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Skylights                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Sump or Grinder Pump                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Walls (Exterior/Interior)                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Weather/Dryer Hookups<br>(Gas _____ / Electric <u>✓</u> ) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Windows                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Window Screens                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Other:                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Other:                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Other:                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Other:                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |
| Other:                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |  | <input type="checkbox"/> |  |

237 VE CR 3122

PROPERTY ADDRESS: Edgewood, SE 75117

SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 8

Midwest Association of REALTORS® 7167 (Oct 2011) Seller Initials: [Signature] Buyer Initials: \_\_\_\_\_

Produced with assistance by: 1820 Filbertville Road, Roseville, Michigan 48068

©2011 Midwest Association of REALTORS®

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  
 Alarm Change: ☐ Mth ☐ Qtr ☐ Yr. \$ \_\_\_\_\_  
 Lease Change: ☐ 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: \_\_\_\_\_  
☐ Per Owner ☐ Tax Rolls  
 (If before 1978-complete, sign and attach TAR-1906 concerning lead-based paint hazards.)

### DISCLOSURE INFORMATION ON SELLER'S PROPERTY

19. Is the Seller aware of any of the following conditions? (Visible or Not)

|                                                                                                                                                                         | YES                      | NO                                  | UNKNOWN                             | IF "YES", EXPLAIN |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------|
| ASBESTOS Components                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| Any personal or business BANKRUPTCY pending which would affect the sale of the Property?                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| CARPET Stain/Damage                                                                                                                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Located on or near CORP OF ENGINEERS Property?                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                   |
| Any DEATH on the Property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Unplotted EASEMENTS                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| FAULT Lines                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                   |
| Previous FIRES                                                                                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Any FORECLOSURES pending or threatened with respect to the Property                                                                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Urea formaldehyde INSULATION                                                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| LANDFILL                                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                   |
| Lead-based PAINT                                                                                                                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| 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 | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| Above-ground impediment to swimming POOL                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Underground impediment to swimming POOL                                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Any PROPERTY CONDITION which materially affects the physical health or safety of an individual                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                   |
| RADON gas                                                                                                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                   |
| House SETTLING                                                                                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| SOIL Movement                                                                                                                                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Subsurface STRUCTURES, Tanks, or Pits                                                                                                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Hazardous or TOXIC WASTE affecting the Property                                                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Holes in WALLS                                                                                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |

237 VS CR 3122

PROPERTY ADDRESS: Edgewood, TX 75117

Metrolist Association of REALTORS® 71957 (Oct 2011)

Seller Initials: [Signature]

Seller Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Published with 2011 Metrolist Association of REALTORS® 71957 (Oct 2011) Form, Texas, 2011-04-04-0000 www.metrallist.com

Printed Document

SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 8

|                                                                                                                                              | YES                      | NO                                  | UNKNOWN                             | IF "YES", EXPLAIN |
|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------|
| WOOD ROT Damage Needing Repair                                                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Areas," TAR No. 1414.)                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                   |
| Located in 100 year FLOOD PLAIN                                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Located in a Floodway?                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Located in a city flood plain?                                                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Tax or judgment liens?                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| In an ETJ district? (Extra Territorial Jurisdiction)                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Diseased TREES?                                                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |
| Liquid Propane Gas                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| -- LP Community (Captive)                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| -- LP on Property                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                   |
| Single Blockable Main Drain in Pool/Hot Tub/Spa?<br>*A Single Blockable Main Drain may cause a<br>sewer entrapment hazard for an individual. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                   |

20. If the Property is part of a regime creating a homeowner's 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 preservation 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 materialman's liens or is pendens 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

#### INFORMATION ABOUT FOUNDATION

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: \_\_\_\_\_

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: \_\_\_\_\_

#### INFORMATION ABOUT DRAINAGE

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: \_\_\_\_\_

237 W. CR 3122

PROPERTY ADDRESS: Edgewood, TX 75117

Mid-Tex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: PA

Seller Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8

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:

#### REPORTS OF ACTIVE TERMITES & 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:

#### ENVIRONMENTAL HAZARD DISCLOSURE

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.

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.

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 as far as the Seller knows.

Seller(s) Initials: Seller(s) Initials:

237 VS CR 3122

PROPERTY ADDRESS: Edgewood, IL 75317

Midwest Association of REALTORS® 7167 (Oct 2014)

Seller Initials:

Seller Initials:

Buyer Initials:

Buyer Initials:

Revised 10/14/14 by 4/14/14 10/14/14 10/14/14 10/14/14 10/14/14 10/14/14 10/14/14 10/14/14 10/14/14 10/14/14

Patrick Daniel

SELLER'S DISCLOSURE NOTICE - PAGE 8 OF 8

# Municipal Utility District Disclosures

Check All That Apply:

*(Attach additional MUD Disclosure Notice provided by Chapter 481, 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 DETECTOR / SMOKE ALARM

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.

## REPRESENTATION

**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.**

|                                        |      |                                        |      |
|----------------------------------------|------|----------------------------------------|------|
| SELLER (SIGN AS NAME APPEARS ON TITLE) | DATE | SELLER (SIGN AS NAME APPEARS ON TITLE) | DATE |
| Patrick Daniels                        |      |                                        |      |

237 VE CR 3122  
PROPERTY ADDRESS: Edgewood, TX 75117

MetroTex Association of REALTORS® 7187 (Oct 2011) Seller Initials: PD 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](http://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 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 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: \_\_\_\_\_

237 YK CR 3122  
 PROPERTY ADDRESS: Edgewood, TX 76117  
 MetroTas Association of REALTORS® 7107 (Oct 2011)

Seller Initials: 

Seller Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 2