

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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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.

| | | | | | | | | | | CR 334 | | | | | | |
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| | | | | | | | | | | Tx 76432 | | | | | | |
| DATE SIGNED BY SELLER AND IS NOT MAY WISH TO OBTAIN. IT IS NOT A WAAGENT. | | | | | | | SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER | | | | | | | | | |
| Seller 🕱 is not od | ccup | yin | g the F | or or | erty | . If nev | unoccupied (by Sel er occupied the Pro | ler), perl | ho y | w lo | long since Seller has occupied the Property? | | | | | |
| Section 1. The Propert | t y h a | as t | he ite ish the | ms r | nai s to | kec be | l below: (Mark Yes | (Y) ct wi | , N | o (l | N), or Unknown (U).) rmine which items will & will not convey. | | | | | |
| Item | Y | N | U | Item | | | | Y | N | U | | | | | | |
| Cable TV Wiring | \Box | X | | Liquid Propane Gas: | | | | X | | Pump: ☐ sump ☐ grinder X | | | | | | |
| Carbon Monoxide Det. | П | X | | -LP Community (Captive) | | | munity (Captive) | | X | | Rain Gutters | | | | | |
| Ceiling Fans | X | | | -L | Po | n P | roperty | | X | | Range/Stove X | | | | | |
| Cooktop | | X | | H | ot 7 | ub | | | X | | Roof/Attic Vents | | | | | |
| Dishwasher | X | | | In | ter | com | System | | X | | Sauna | | | | | |
| Disposal | 1 | X | | NAME AND ADDRESS OF | THE PERSON NAMED IN | owa | DESCRIPTION OF A STANDARD CONTRACTOR OF THE PROPERTY OF THE PERSON OF TH | Г | X | | Smoke Detector | | | | | |
| Emergency Escape | Н | | | 0 | utd | oor | Grill | | 1 | | Smoke Detector – Hearing | | | | | |
| Ladder(s) | | X | | | | | | | X | | Impaired | | | | | |
| Exhaust Fans | X | | | P | atio | /De | cking | X | | | Spa | | | | | |
| Fences | Ϋ́ | | | P | lum | bin | g System | X | | | Trash Compactor | | | | | |
| Fire Detection Equip. | \cap | X | | Pool | | | 1 | X | | TV Antenna X | | | | | | |
| French Drain | T | X | | Pool Equipment | | | Т | X | | Washer/Dryer Hookup X | | | | | | |
| Gas Fixtures | T | X | | Pool Maint. Accessories | | | T | X | | Window Screens | | | | | | |
| Natural Gas Lines | | X | | P | ool | He | ater | | X | | Public Sewer System | | | | | |
| Item | | | | TY | N | U | | | A | ddi | litional Information | | | | | |
| Central A/C | epotention the | | | X ☐ electric ☐ gas number of units: | | | | | | | | | | | | |
| Evaporative Coolers | | | number of units: | | | | | | | | | | | | | |
| Wall/Window AC Units | | | X | | number of units: 4 | | | | | | | | | | | |
| Attic Fan(s) | | | X | if yes, describe: 2-SPEED "WHOLE HOUSE" ATTIC FAN IN HALL CEILING | | | | | | | | | | | | |
| Central Heat | | | 1 | X electric gas number of units: | | | | | | | | | | | | |
| Other Heat | | | X if yes, describe: PROPANE PLUMBING IS UNDER THE HOUSE | | | | | | | | | | | | | |
| Oven | | | number of ovens: Pelectric gas other: | | | | | | | | | | | | | |
| Fireplace & Chimney | | | X ☐ wood ☐ gas logs ☐ mock ☐ other: | | | | | | | | | | | | | |
| Carport | | | 1 | X □ attached □ not attached | | | | | | | | | | | | |
| Garage | | | X attached not attached | | | | | | | | | | | | | |
| Garage Door Openers | | | number of units: number of remotes: | | | | | | | | | | | | | |
| Satellite Dish & Controls | | | | | | | | | | | | | | | | |
| Security System | | | | | | | | | | | | | | | | |
| Water Heater | | | X ☐ electric ☐ gas ☐ other: number of units: ☐ ea 50 gg/ | | | | | | | | | | | | | |
| Water Softener - ELECTRONIC | | | X | | | | | | | | | | | | | |
| Underground Lawn Spri | TATION OF STREET | THE RESERVE OF THE PERSON NAMED IN | Samuel Control | + | X ☐ automatic ☐ manual areas covered: | | | | | | | | | | | |
| Septic / On-Site Sewer Facility | | | | if yes, attach Information About On-Site Sewer Facility (TAR-1407) | | | | | | | | | | | | |
| (TAR-1406) 9-01-11 | | - | Initial | ed b | y: \$ | Sell | er: ARK, CK | | | and the same of | Buyer:, Page 1 of 5 | | | | | |

Tankia Malli. Bank Debaka 111 D Bank. Dk. J. Bank. TV 7/004

DL 208 (40 8216

| | | | | | 6171 | | | | | |
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| concerning the Property at | - Annual Control of the Control of t | | | B | lanket | , Tx | . 7 | 76432 | | and an investment of |
| Vater supply provided by: city | v narwell ni | MUD IT | (co- | -op | unkno | own | | other: | | |
| las the Property built before 19 | 78? 17 yes [| no [| ur | nknov | wn | | | | | |
| (If yes, complete, sign, and | attach TAR-190 | 06 conce | ernir | ng lea | ad-based | paint | t haz | zards). | | |
| and Tuno: motal | | Α | de: | - 1' | 1 year | 3 | | (ap | | |
| there an overlay roof covering | on the Propert | ty (shing | les | or ro | of coveri | ng pla | aced | d over existing shingles or roof | coveri | ng)? |
| yes ☑no ☐unknown | • | , , | | | | | | | | |
| | | | _ | | 4 414 | | m 1111 | arking condition, that have def | ecte or | are |
| re you (Seller) aware of any of eed of repair? ☑/yes ☐ no | the items listed | d in this | Sec | tion ' | 1 that are | noti | n w | orking condition, that have del | 1647 | Socks |
| eed of repair? yes no | If yes, describe | e (attach | ad OC | DMR | nai sneet | s II ne | ces | ssary). | 7911 | 00,0 |
| BOT FUNCTIONAL . FENCES D | N 2 SIVES IN T | NEED OF | Ne | Purc | · · | | | | | |
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| | Apparent to a service and a se | Name and Address of the Owner, when the Owner, when the Owner, where the Owner, which is the Owner, where the Owner, which is t | MODELLA CONTRACTOR | | | | | | | |
| section 2. Are you (Seller) av | ware of any de | efects or | r ma | alfun | nctions ir | n any | of t | the following?: (Mark Yes (Y |) if you | are |
| ware and No (N) if you are no | ot aware.) | | | | | | | | | |
| Item Y | N Item | | | - | Y | IN | Γ | Item | Y | N |
| Basement | X Floor | NAME AND ADDRESS OF TAXABLE PARTY. | enter March 1991 | | X | П | ſ | Sidewalks | | \times |
| Ceilings | Y Foun | ndation / | Slat | b(s) | | X | Ī | Walls / Fences | X | |
| Doors | - International Property and Pr | ior Walls | TO DESCRIPTION OF THE PARTY OF | | X | H | Ī | Windows | | |
| Driveways | - | ting Fixtu | THE PERSON NAMED IN | | X | П | | Other Structural Components | \times | |
| Electrical Systems | and department of the last of | nbing Sys | NUMBER OF STREET | A STATE OF THE PARTY OF THE PAR | 7 | X | | | | |
| Exterior Walls | | | | | | X | | | | |
| | 1/1 | | | | | | | | | |
| | | | plair | o /ott | tach addi | tional | cho | ets if necessary): # / CRACKE | n Floor | 711 |
| the answer to any of the items | in Section 2 is | yes, ex | plair | n (att | tach addi | tional | she | eets if necessary): <u>* CRACKE</u> | D FLOOR | TIL 1-FUN |
| 1 00 0 STIMOS MICH IGNIED | s in Section 2 is | TROCK | SE | Am S | SEPARAT | LON A | LBOV | A HOOR OF LAUNDRY ROOM | 1 . I NON | 1-FU1 |
| f the answer to any of the items 1 or 2 others MISALIGNED TIONAL CELLING FAN LIGHT SOL | s in Section 2 is | TROCK MENTIO | SE | AM S | SEPARAT SECTION | ION A | LBOV IVE) | FE HOOR OF LAUNDRY ROOM LOFANCES ON 3 SIDES IN NEED | OF RE | PAZR |
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| Cor | cernin | g the Property at |
| B | UT W | VER to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): HOUSE SETTLED AS LEVELED. *ONCE DURING HEAVY RAIN AND HIGH WIND CONDITIONS WATER MANAGED TO FOUNTO THE WALL BETWEEN THE FULL PATHROWN COUNTER AND THE TOILET, CAUSING THE PAINT WALL TO BUBBLE THEN WRINKLE IN A SMALL AREA. |
| sach | ich ha | *A single blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repass not been previously disclosed in this notice? Yes no If yes, explain (attach additional sheets): **SINGLE-WIDE MOBILE HOME LOCATED IN WOODS USED FOR STORAGE IS IN PAD CONDITION. |
| | ction 5 | . Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you a |
| | M | Room additions, structural modifications, or other alterations or repairs made without necessary permits or r in compliance with building codes in effect at the time. |
| | ⊠ I | Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ |
| | Ø | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interwith others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: |
| | M | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| | × | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| | M | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated the condition of the Property. |
| | X | Any condition on the Property which materially affects the health or safety of an individual. |
| | Þ | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environment 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). |
| | × | Any rainwater harvesting system connected to the property's public water supply that is able to be used indoor potable purposes. |
| lf t | he ans | wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): |

(TAR-1406) 9-01-11

Initialed by: Seller

, <u>(')</u> and Buyer: ____,

Page 3 of 5

| | | | | CR 334 | | | |
|---|---|---|--|--|---|--|---|
| Concerning the Proper | ty at | В | <u>lanket</u> , | Tx 76 | 432 | | |
| | | | | | | | |
| | / | | L . D | -t | | | December of the second |
| | | ttached a survey of t | | | -nection reports | from no | reone who |
| regularly provide ins | pections and who | ave you (Seller) rece o are either licensed tach copies and compl | as inspec | tors or oti | spection reports nerwise permitte | ed by law | to perform |
| | Туре | Name of Inspector | | | | No. | of Pages |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Prop Section 8. Check a | erty. A buyer sho | n the above-cited rep uld obtain inspection s) which you (Seller) D Senior Citizen | s from ins currently | spectors c | hosen by the bu he Property: | ondition d Iyer. | of the |
| ☐ Wildlife Manage | ement | ☐ Agricultural | | Disable | | | |
| Other: | | ceived proceeds for | | Unknow | | | |
| requirements of Cha | pter 766 of the He | working smoke deteralth and Safety Code | ?* 🛮 un | known 🔲 | no yes. It no | o or unkno | own, explain. |
| smoke detector | ors installed in acco Ilina is located, incl | Safety Code requires ordance with the requi luding performance, loc ents in effect in your a | rements o cation, and | f the buildi d power sou | ng code in effect urce requirements | in the are s. If you de | ea in o not |
| know the building of | ning code requirem official for more info | ents in enect in your a rmation. | rea, you n | nay check | anninovin abovo c | or oomaa. | your |
| of the buyer's evidence of th the buyer ma specifies the l | family who will resi e hearing impairme kes a written requ ocations for installa | stall smoke detectors to ide in the dwelling is he out from a licensed phy est for the seller to in ation. The parties may oke detectors to install. | earing-imp sician; and stall smok agree who | aired; (2) ti d (3) within ke detector | he buyer gives the 10 days after the is for the hearing | e seller w effective e g-impaired | ritten date, ' and |
| Seller acknowledges broker(s), has instruc | that the statements ted or influenced Se | in this notice are true eller to provide inaccur | to the best ate informa | t of Seller's ation or to o | belief and that no omit any material | o person, informatio | including the n. |
| Signature of Seller Printed Name: Bill | ndall Kels y Randall Kel | V | Signature of | | MM | so | U April 12 Date |
| (TAR-1406) 9-01-11 | | by: Seller: &K, | | and Buyer | | annual participation in the contract of the co | Page 4 of 5 |
| (1/11/1-100) 0-01-11 | middle | , | | , | | | |

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 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: Comanche Electric Cooperative association | phone #: 325-356-2533 |
|---|-----------------------------|
| Electric: Company New No Cooperax I ve 1035000 1000 | priorie II. |
| Sewer: N/A | phone #: _^\/A |
| Water: <u>3 ephyr Unter Supply Corporation</u> | phone #: 325-739-5264 |
| valor. | phone #: N/A |
| Cable: N/A | pnone #: |
| Trash: N/A | phone #: N/A |
| | phone #: |
| Natural Gas: N/A | phone # |
| Phone Company: VERIZON | phone #: 1-800 - 837 - 4966 |
| Propane: N/A | phone #: N/A |
| 1 | |

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

| Signature of Buyer Date | Signature of Buyer Date |
|-------------------------|-------------------------|
| Printed Name: | Printed Name: |