601 VZCR-1117



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSO, Inc. 2011

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.

MAY WISH TO OBTAIN AGENT.	CLC LLEI N. IT	R A	ND NOT	OFS IS NO FAV	OT VAF	A :	ON THE PROPERTY OF ANY KIND	ANY BY	HE S	CON ISPEC	DITION OF THE PROPERTY A CTIONS OR WARRANTIES TO R, SELLER'S AGENTS, OR A	HE NY (BUY OTH	E
Seller Ø(is ☐ is not o	occu	pyir	ng th	e Pro	oper or F	ty.	If unoccupied (by Se ever occupied the Pro	eller)	h	ow lor	ng since Seller has occupied the	Pr	oper	ty
Section 1. The Proper	rty h	ias	the i	tems	m:	ark	ed below: (Mark Vo	. rv		lo (N)	, or Unknown (U).) inc which items will & will not conv			
Item	TY	N	[U]	Г	Iten	n	- conveyed. The conp			U		_		
Cable TV Wiring	X		Ħ			7	Propane Gas:	1		0	Item	Y		U
Carbon Monoxide Det.	X		\Box				mmunity (Captive)	+	-	+	Pump: ☐ sump	爱	_	
Ceiling Fans	X		Н				Property	10	X	Н	Rain Gutters	╄	X	
Cooktop	X		Н	_	Hot	_	- Contract C	X	7	H	Range/Stove	X		
Dishwasher	X			- 1	-		m System	+	X	H	Roof/Attic Vents	X	_	
Disposal	X		H	_	_		ave	X	1	Н	Sauna	<u>_</u>	X	
Emergency Escape	1		+	_	_	200	r Grill	1	_	-	Smoke Detector	X		
Ladder(s)	L	Х	Ц						X		Smoke Detector – Hearing Impaired		X	
Exhaust Fans	-	X		F	Patio	CNO	ecking	X		П	Spa	Н	Á	_
Fences	X			F	Plun	nbir	ng System	X			Trash Compactor	Н	X	-
Fire Detection Equip.	X			F	000				Χ	П	TV Antenna		X	
French Drain		X		F	200	Eq	uipment		X	П	Washer/Dryer Hookup	X	-	-
Gas Fixtures	X		_	F	000	Ma	aint. Accessories		X		Window Screens	X	+	-
Natural Gas Lines		X		F	ool	He	sater		X		Public Sewer System		X	-
Item				Y	N	U			0.	dditio	nal Information			=
Central A/C				1x	-		□electric □gas	ni					_	_
Evaporative Coolers				1	X		number of units:		1100	JCI OI	dilita.	-		4
Wall/Window AC Units					X		number of units:		_					4
Attic Fan(s)					X		if yes, describe:		_	-		_		4
Central Heat				X	1		□ electric □ gas	DIE	mh	or of	unito:	_	_	4
Other Heat				1	X		if yes, describe:	210	1116	AGI OI I	aritis.			4
Oven					Y		number of ovens:	i	_	M ale	ctric gas other:	-	_	4
Fireplace & Chimney	_			X	1		□wood □ gas log	10 1	٩,	M cae	ctric gas other:	_	_	4
Carport			- 54	1	П		Øattached □ no	t atte	and the	ad a	ouner.		_	4
Garage				TX	Н	\exists	□attached □not					_		4
Garage Door Openers				1	X	\neg	number of units:	due	104	cu	number of court	_		4
Satellite Dish & Controls	_	- 0		X	1	\exists	□owned □lease	d for	-	_	number of remotes:	_	_	4
Security System				1	х	1	owned lease	_						4
Water Heater	_			X		\forall	□ electric □ gas	П	_	-			_	4
Water Softener				19	X	7	□ owned □ lease	_		-	number of units:	_	_	1
Underground Lawn Sprin	kler			×	7	\dashv	□ automatic □ ma			2020	covered	_	_	4
Septic / On-Site Sewer Fa				-	X	+					On-Site Sewer Facility (TAR-14)		_	4
FAR-1406) 9-01-11 Altry Real Extent, LLc Tui N Real-bred St #130 er Charley		-1		ed by	y: S		r. YK MK	_ a	nd	Buyer	Pa Pa		1 of 5	

	/ at					Crand C.	7.5	R-1117		
Concerning the Property Water supply provided b Was the Property built b	W WY	TIPL TO	teachill T-1.5	41 153			line	, TX 75140	_	
										_
(ii yes, complete, si	gn, and	d attach	TAR-190	6 cor	ncernir	na land has	and a sile			
J										
Is there an overlay roof of	coverin	g on th	e Property	/ (chi	nolee	or mod and		(a	pprox	xima
□yes ☑no □unkn	own	3	o . roperg	(Sin	ngles	Of 1001 COVE	enng p	laced over existing shingles or roo	of cove	ering
The state of the second										
Are you (Seller) aware of	fany o	of the ite	ems listed	in thi	s Sect	tion 1 that a	ire not	in working condition, that have de		
need of repair? yes	(Ano) If yes	, describe	(atta	ch add	ditional shee	ets if ne	in working condition, that have de ecessary):	rects.	or a
						130-013 - 250, 750-70			_	_
	_			-						_
		_			_		_			
Section 2. Are you (So	Her) a	ware o	f any defe	ects	or mal	Hunctions	in	of the following?: (Mark Yes (Y	100 1000	
aware and No (N) if you	are no	t awar	e.)		or man	nunctions.	іл апу	of the following?: (Mark Yes (Y) if yo	ou a
Item	Tv	700						200		
Basement		X	Item	_	_	1	r N	Item		Y
Ceilings	_		Floors				X	Sidewalks	-	X
Doors	-	X	Founda			(s)	X	Walls / Fences	\rightarrow	R
Driveways		X	Interior		_		X	Windows	\rightarrow	1
	- 1	X	Lighting				X	Other Structural Components		X
Electrical Systems	_	X	Plumbir	ng Sy	stems		X	o o o o o o o o o o o o o o o o o o o	-	-10
Exterior Walls		N	Roof				X		+	
								sheets if necessary):		
								sheets if necessary):ark Yes (Y) if you are aware and		(N) i
Section 3. Are you (Sel ou are not aware.) Condition				e fol	llowin	g condition	ns: (Ma		l No (100000
section 3. Are you (Sel ou are not aware.) Condition Aluminum Wiring				e fol	llowin	g condition	ns: (Ma	ark Yes (Y) if you are aware and	l No ((N) i
section 3. Are you (Sel ou are not aware.) Condition Aluminum Wiring				e fol	llowin N X	g condition	ns: (Ma	ark Yes (Y) if you are aware and	l No (/ N
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Roth

C	once	eming the Property at	601 VZCR-1117 Grand Saline, TX 75140
If t	the a	answer to any of the items in our	
=	=	2000	on 3 is yes, explain (attach additional sheets if necessary):
		"A single blockable mail	n drain may an
Sec wh nec	ction ich cess		n drain may cause a suction entrapment hazard for an individual. In the property that is in need of repair, no lif yes, explain (attach additional sheets if
Sec not	awa	15. Are you (Seller) aware of a are.)	tny of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	Μ̈́	Room additions, structural mod in compliance with building code	difications, or other alterations or repairs made without necessary permits or not
	Ŕ	Homeowners' associations or m	naintenance fees or assessments. If yes, complete the following:
		Fees or assessments are: \$ Any unpaid fees or assessments	ent for the Property?
- 1	外	Any common area (facilities sur with others, if yes, complete the	ch as poole topole and a
- p	4		d restrictions or governmental ordinances affecting the condition or use of the
	Q		eedings directly or indicable to
- P	₹	Any death on the Property excepthe condition of the Property.	ot for those deaths caused by: natural causes, suicide, or accident unrelated to
o ja	Ŷ.	Any condition on the Property whi	ch materially affects the health or safety of an individual.
□ <u> </u> ×	Ę	Any repairs or treatments, other hazards such as asbestos, radon	than routine maintenance, made to the Property to remediate environmental lead-based paint, urea-formaldehyde, or mold.
) A	1	Any rainwater harvesting system indoor potable purposes.	connected to the property's public water supply that is able to be used for
f the a	nsw	er to any of the items in Section 5 i	is yes, explain (attach additional sheets if necessary):
TAR-1	1406	9-01-11 Initialed by:	Seller: R and Buyer Page 3 of 5

	perty at	Grand	Saline, TX 75140	
		ot attached a survey of the		
ularly provide i	nspections and	 s, have you (Seller) receive who are either licensed as s, attach copies and complete 	inspectors or otherwise p	reports from persons who permitted by law to perform
spection Date	Туре	Name of Inspector		No. of Pages
Pri	operly. A buyer any tax exempt	ly on the above-cited repor should obtain inspections to ion(s) which you (Seller) ou Senior Citizen (X)(Agricultural	from inspectors chosen b	y the buyer. rty:
Other:	goritotti	M	Unknown	
ction 10. Does	the property ha	we working smoke detector	ors installed in accordance	e with the smoke detector
Chapter 76	hapter 766 of the heets if necessary 66 of the Health in ctors installed in	e Health and Safety Code? (i): and Safety Code requires or accordance with the requirer	unknown in the law is family of two family or two-family diverses of the building code:	es. If no or unknown, explain. Ungs to have working in effect in the area in
Chapter 76 smoke date which the di know the bu	hapter 766 of the heets if necessary 66 of the Health in ctors installed in welling is located,	e Health and Safety Code? (i): and Safety Code requires or accordance with the requirer including performance, locat rements in effect in your area.	is-family or two-family diversion, and power source requi	in effect in the area in irements. If you do not
"Chapter 76 smoke deter which the di know the bu- kocal building A buyer may of the buyer evidence of the buyer in specifies the	hapter 766 of the heets if necessary 66 of the Health is ctors installed in welling is located, uilding code require g official for more y require a seller is family who will the hearing impa- nakes a written in a locations for ins	e Health and Safety Code?* (i): and Safety Code requires or accordance with the requirer including performance, locat rements in effect in your area.	unknown in the property of the building code in the building code in the property of the building code in the property of the building code in the property of the bearing impaired if. (1) It ing-impaired; (2) the buyer in the property of	tings to have working in effect in the area in irements. If you do not above or contact your the buyer or a member gives the safer written after the effective date, hearing-impaired and
"Chapter 76 smoke determine the building A buyer may of the buyer evidence of the buyer in specifies the detectors an	hapter 766 of the heets if necessary 66 of the Health is ctors installed in welling is located, uilding code require g official for more y require a seller is family who will the hearing impa- nakes a written in a locations for ins- and which brand of	e Health and Safety Code?" and Safety Code requires or accordance with the requirer including performance, locat rements in effect in your area information. to install smoke detectors for reside in the dwelling is hear irment from a licensed physic request for the seller to install smoke detectors to install.	unknown Ino Dye ie-family or two-family divel nents of the building code i ion, and power source requi a, you may check unknown the hearing impaired if: (1) I ing-impaired; (2) the buyer ion; and (3) within 10 days a all smoke detectors for the res who will bear the cost of	tings to have working in effect in the area in irements. If you do not above or contact your the buyer or a member gives the safer written after the effective date, hearing-impaired and of installing the smoke of that no person, including the
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