

AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS) SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY 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, COMPLETE 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 THE 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 TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code.

CONCERNING THE PROPERTY AT

407 DAWN VIEW

(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☒ is not occupying the Property.

If unoccupied, how long since Seller has occupied the Property? NEVER

Seller ☒ is ☐ is not knowledgeable of the current condition of the Property.

The Property ☐ is ☒ is not currently leased and ☐ has ☐ has not been leased in the last two (2) years.

If leased, how long?

During the last year the Property ☐ has ☒ has not been vacant.

If yes, how long was the Property vacant?

1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION):

NOTE: This notice does not establish which items will or will not be conveyed.

The terms of the TREC Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information			
Y	Bathroom Heater	(Y)	N	U	#	[E]	[G]	DUCTED
N	Cable TV Wiring	Y	N	U				
N	Carport	Y	N	U	# of Spaces	Attached [Y] [N]		
N	Carbon Monoxide Detector	Y	N	U	#			
Y	Central Air Conditioning	(Y)	N	U	#	/	[E] ✓ [G]	
Y	Central Heating	(Y)	N	U	#	[E]	[G]	[HP]
N	Central Vacuum	Y	N	U				
Y	Chimney	(Y)	N	U				
Y	Cook Top/Stove	(Y)	N	U	[E] ✓ [G]	# of Burners 4 Other:		
Y	Deck	(Y)	N	U	Wood [✓]	Other []		
Y	Dishwasher	Y	(N)	U				
N	Disposal	Y	N	U				
N	Dryer	Y	N	U	[E] ✓ [G]	[110V]	[220V]	
Y	Dryer Hookups	(Y)	N	U	[110V]	[220V] ✓ [G]		
N	Emergency Escape Ladder(s)	Y	N	U				
N	Evaporative Cooler	Y	N	U	#			
Y	Fans	(Y)	N	U	Ceiling # 3	Attic #	Exhaust #	Whole House #

Features and Equipment Continues Next Page

Initialed for Identification by Seller [Signature] and Buyer

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Seller's Disclosure Notice Concerning Property At: _____

Exists	Item	Working Condition			Additional Information	
		<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Full <input type="checkbox"/> Partial <input type="checkbox"/> Type:	
<input checked="" type="checkbox"/> Y	Fencing	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Full <input type="checkbox"/> Partial <input type="checkbox"/> Type:	
<input checked="" type="checkbox"/> Y	Fire Alarm/Detector	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> Y	Fireplace	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Fireplace Logs	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	French Drain	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Attached: <input type="checkbox"/> Y <input type="checkbox"/> N # Spaces	
<input checked="" type="checkbox"/> N	Garage	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Garage Door Opener	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Garage Remote Control	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Gas Lighting Fixtures	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Gas Lines	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	[NAT] [LP]	
<input checked="" type="checkbox"/> N	Gazebo	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Grinder Pump	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Ice Machine	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Intercom System	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Full <input type="checkbox"/> Partial <input type="checkbox"/> Automatic <input type="checkbox"/> Manual <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Lawn Sprinkler System	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Microwave	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	With Chimney <input type="checkbox"/> Without Chimney <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Mock Fireplace	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	[NAT] [LP] [E]	
<input checked="" type="checkbox"/> N	Outdoor Grill	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	[E] [G]	
<input checked="" type="checkbox"/> Y	Oven	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Covered <input type="checkbox"/> Uncovered <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Patio	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> Y	Plumbing System	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Inground <input type="checkbox"/> Above Ground <input type="checkbox"/> Other <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Pool	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Pool Accessories	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Pool Heater	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Pool Maintenance Equip.	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Portable Storage Buildings	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Public Sewer System	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Full <input type="checkbox"/> Partial <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Rain Gutters	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	[E] <input checked="" type="checkbox"/> G	
<input checked="" type="checkbox"/> Y	Range	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> Y	Refrigerator	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> Y	Roof Attic Vents	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Satellite Dish System	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Owned <input type="checkbox"/> Leased <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Sauna	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Security System	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease \$	
<input checked="" type="checkbox"/> Y	Septic System/Tank	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Date Last Pumped: 12-11-01	
<input checked="" type="checkbox"/> Y	Smoke Detector(s)	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# 5 Hearing Impaired <input type="checkbox"/> Y <input type="checkbox"/> N	
<input checked="" type="checkbox"/> N	Spa/Hot Tub	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# [E] [G] [Solar]	
<input checked="" type="checkbox"/> N	Spa Heater	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# [E] [G]	
<input checked="" type="checkbox"/> N	Space Heater	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Speakers	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Audio <input type="checkbox"/> Data <input type="checkbox"/> Speakers <input type="checkbox"/> Visual <input type="checkbox"/>	
<input checked="" type="checkbox"/> N	Specialty Wiring	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Sump Pump	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Trash Compactor	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	TV Antenna	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/> N	Wall/Window A/C	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> N	Washer	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	[110V] <input checked="" type="checkbox"/> 220V	
<input checked="" type="checkbox"/> Y	Washer Hookups	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# 1 [E] [G] [Solar]	
<input checked="" type="checkbox"/> N	Water Heater	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease/Service Chg \$	
<input checked="" type="checkbox"/> N	Water Softener	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# Type: ALUM ON EACH WINDOW	
<input checked="" type="checkbox"/> Y	Window Screens	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> Y	Other:	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/> Y	Other:	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		

Initialed for Identification by Seller [Signature] and Buyer _____

Seller's Disclosure Notice Concerning Property At:

407 DAWN VIEW

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary.

DISHWASHER DOESN'T WORK

THE FOLLOWING PROPERTY IS TO BE EXCLUDED FROM THE SALE:

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: _____ Ph: _____

☐ City ☐ Well ☐ Private ☐ MUD

☐ WCID ☐ Co-Op ☐ Other _____

GAS Supply: _____ Ph: _____

☐ Utility ☐ Tank ☐ Bottle ☐ Co-Op

Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____

☐ City ☐ Co-Op ☐ MUD ☐ Other

☐ Septic

ELECTRICITY: PEC Ph: _____

CABLE TV: _____ Ph: _____

SOLID WASTE PROVIDER: _____ Ph: _____

HOA/CONDO ASSOC: MA

Association Fee \$ _____ per _____

HOA's Administrative Transfer Fee of \$ _____

(Fee above shall include all costs of transfer of ownership)

Manager's Name: _____

Manager's Telephone: _____

3. PROPERTY DEFECTS/MALFUNCTIONS:

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/ Malfunction	Exists	Item	Defect/ Malfunction
<u>N</u>	Basement	Y <u>(N)</u>	<u>Y</u>	Potable Drinking Water	Y <u>(N)</u>
<u>Y</u>	Ceilings	Y <u>(N)</u>	<u>N</u>	Retaining Wall(s)	Y <u>(N)</u>
<u>Y</u>	Driveway(s)	Y <u>(N)</u>	<u>Y</u>	Roof	Y <u>(N)</u>
<u>Y</u>	Electrical System(s)	Y <u>(N)</u>	<u>N</u>	Overlay Shingles: [Y] [N]	
<u>Y</u>	Exterior Doors	Y <u>(N)</u>		Roof Approximate Age: <u>12</u> Yrs	
<u>Y</u>	Exterior Walls	Y <u>(N)</u>	<u>Y</u>	Roof Type: <u>COMPOSITION</u>	
<u>Y</u>	Floors	Y <u>(N)</u>	<u>Y</u>	Septic System: Type: <u>CONVENTION</u>	Y <u>(N)</u>
<u>Y</u>	Foundation: Slab [] Pier & Beam []	Y <u>(N)</u>	<u>N</u>	Sidewalks	Y <u>(N)</u>
<u>Y</u>	Interior Doors	Y <u>(N)</u>	<u>N</u>	Stucco	Y <u>(N)</u>
<u>Y</u>	Interior Walls	Y <u>(N)</u>		Conventional [] Synthetic [] Type:	
<u>Y</u>	Lighting Fixtures	Y <u>(N)</u>	<u>Y</u>	Underground Electrical Lines	Y <u>(N)</u>
<u>N</u>	Outbuildings	Y <u>(N)</u>	<u>Y</u>	Wastewater System	Y <u>(N)</u>
<u>Y</u>	Plumbing	Y <u>(N)</u>	<u>Y</u>	Windows	Y <u>(N)</u>

Describe Other Structural Components Needing Disclosure:

12 GA. WIRE IS STUBBED OUT FROM ELECT. PANEL TO THE PUMP HOUSE
FOR ADDITIONAL ELECTRICAL COMPONENTS

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller MA and Buyer _____

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Seller's Disclosure Notice Concerning Property At:

403 DAWN VIEW

4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	(N)	Fault Lines	Y	(N)
Wood-Destroying Insects	Y	(N)	Landfill	Y	(N)
Termite or Wood Rot Needing Repair	Y	(N)	Subsurface Structure(s)	Y	(N)
Termite Damage	Y	(N)	Pit(s)	Y	(N)
Termite Treatment	Y	(N)	Underground Spring(s)	Y	(N)
Water Penetration of Structure	(Y)	N	Intermittent/Weather Spring(s)	Y	(N)
Structural or Roof Repair	Y	(N)	Underground Storage Tank(s)	Y	(N)
Asbestos Components	Y	(N)	Endangered Species/Habitat on Property	Y	(N)
Urea Formaldehyde Insulation	Y	(N)	Hazardous or Toxic Waste	Y	(N)
Radon Gas	Y	(N)	Diseased Trees	Y	(N)
Lead-Based Paint	Y	(N)	Fence Lines Not Corresponding to Property Boundaries	Y	(N)
Aluminum Wiring	Y	(N)	Wetlands on Property	Y	(N)
Foundation Repair	Y	(N)	Unplatted Easement(s)	Y	(N)
Flooding of Land	Y	(N)	Underground Electrical Line(s)	(Y)	N
Improper Drainage or Ponding	Y	(N)	Dampness in Crawl Spaces	Y	(N)
Located in 100-Year Flood Plain	(Y)	(N)	Water Heater Leak(s)	Y	(N)
Present Flood Insurance Coverage	(Y)	N	HVAC System Leak(s) - Overflow Pan or Other Defect	Y	(N)
Attach TAR Form 1414 if answer is Yes					
Settling or Soil Movement	Y	(N)	Other Conditions	(Y)	N

If the answer to any of the above is Yes [Y], explain. Attach additional sheets CEILING THERE WAS A ROOF WATER LEAK
IN THE MUD ROOM - IT WAS REPAIRED - THERE IS UNDERGROUND ELECTRICAL
LINE FROM METER CAN TO THE HOUSE

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	(N)
Previous Flooding onto the Property	Y	(N)
Previous Fires	Y	(N)
Previous Foundation Repairs	Y	(N)
Previous Roof Repairs	(Y)	N
Previous Treatment for Termites or Wood-Destroying Insects	Y	(N)
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	(N)
Previous Use of Premises for Manufacturer of Methamphetamine	Y	(N)

Other Conditions: AIR VENT OVER MUD ROOM WAS PATCHED WITH

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.
AIR VENT ON ROOF WAS PATCHED WITH UCHO PATCH TO KEEP
FROM LEAKING

6. SYSTEMS IN NEED OF REPAIR:

Are you (SELLER) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this Notice? YES ☒ NO ☐

If Yes, explain. Attach additional sheets as necessary.

NEEDS DISHWASHER REPAIRED AND 1 BATHROOM EXHAUST
FAN REPLACED

Initialed for Identification by Seller WJ and Buyer _____

Seller's Disclosure Notice Concerning Property At: 409 DAWN VIEW

7. MISCELLANEOUS CONDITIONS:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

- [Y] ☒ [N] Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at the time of construction?
- [Y] ☒ [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y] ☒ [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y] ☒ [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y] ☒ [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] ☒ [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the Property?
- [Y] ☒ [N] Any encroachments (recorded or unrecorded), easements or similar matters that may affect your interest in the Property?
- [Y] ☒ [N] Landfill - compacted or otherwise - on the Property or any portion thereof?
- [Y] ☒ [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] ☒ [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] ☒ [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y] ☒ [N] Any future annexation plans which affect the Property?
- [Y] ☒ [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date ____/____/____
- [Y] ☒ [N] Any pending flood plain changes known?
- [Y] ☒ [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y] ☒ [N] Previous FEMA claim paid?
- [Y] ☒ [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [Y] ☒ [N] Was the dwelling built before 1978? Unknown []
- [Y] ☒ [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y] ☒ [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y] ☒ [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y] ☒ [N] Any other item(s) of concern?

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller [Signature] and Buyer _____

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Seller's Disclosure Notice Concerning Property At:

401 DAWN VIEW

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

- ☐ Homestead ☐ Over 65 ☐ Disabled ☐ Disabled Veteran
☐ Agricultural ☐ Unknown ☐ None ☐ Other _____

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? ☐ Yes ☒ No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? ☐ Yes ☒ No If so, which Appraisal District? _____

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? ☐ Yes ☒ No

If Yes, attach copies and list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages
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Is a previous Seller's Disclosure available? ☐ Yes ☒ No If so, please attach.

Is a current Survey available? ☒ Yes ☐ No If so, please attach. Date of Current Survey: 1/18/02

Have any changes been made that could affect the Survey? ☒ Yes ☐ No

10. SMOKE DETECTORS:

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ Yes ☐ No ☒ Unknown If no or unknown, explain. (Attach additional sheets if necessary):

LEFT PUMP HOUSE INSTALLED
8' X 28" STOR. REMOVED

*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.

11. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? ☐ Yes ☒ No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

☐ Yes ☒ No

If Yes to either, please explain. (Attach additional sheet(s) as necessary.)

12. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed and insurance claim related to this property? ☐ Yes ☒ No

If there was a monetary settlement, were the funds used to make the repair? ☐ Yes ☐ No

Initialed for Identification by Seller _____ and Buyer _____

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Seller's Disclosure Notice Concerning Property At: 403 DAWN VFW

13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

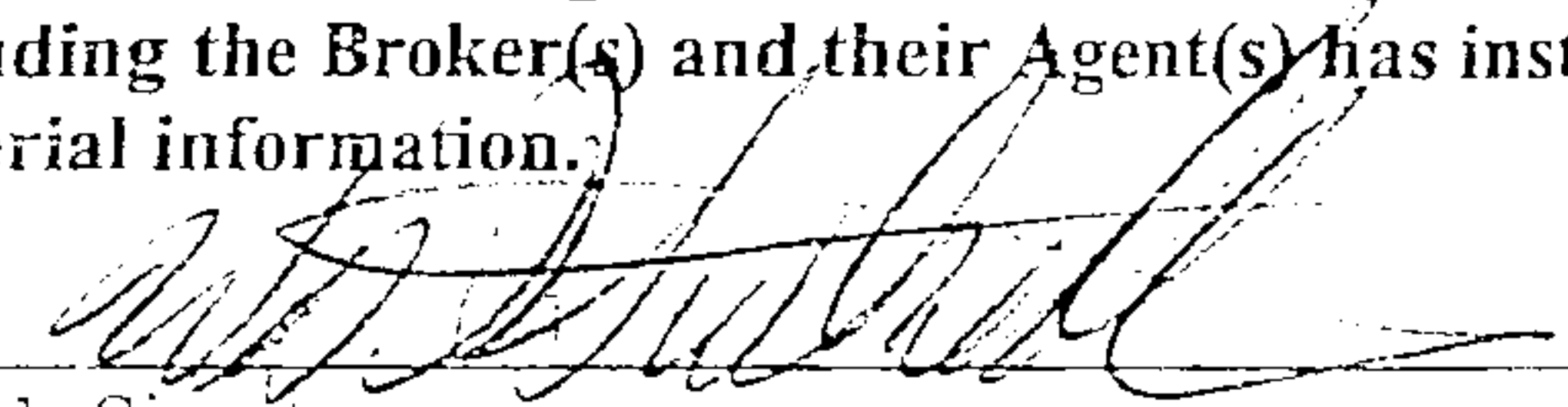
SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except:

14. ADDITIONAL DISCLOSURE FORMS ATTACHED: ☐ Yes ☐ No

- ☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
- ☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
- ☐ Information About On-Site Sewer Facility (TAR 1407)
- ☐ Addendum for Property Located in a Certificated Service Area of a Utility Service Provider (TAR 1927)
- ☐ Information About Special Flood Hazard Areas (TAR 1414)
- ☐ Relocation Addendum (TAR 1941)
- ☐ Other _____

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.



Seller's Signature

12-20-10

Date

Seller's Signature

Date

SELLER'S DISCLOSURE NOTICE OF CHANGES TO PROPERTY CONDITION

Only complete this box if changes have occurred to the condition of the property since the original disclosure was completed.

As of ____/____/____, Seller affirms that the Property conditions disclosed above have not changed.

Seller's Initials _____

As of ____/____/____, Seller discloses the following conditions which have changed:

Seller's Initials _____

Initialed for identification by Buyer _____

Seller's Disclosure Notice Concerning Property At: 403 DAWN VIEW

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES
RECEIPT OF A COPY OF THIS STATEMENT.

NOTICES TO BUYER:

LISTING BROKER, _____, AND OTHER BROKER, _____, ADVISE YOU THAT THE SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED.

THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

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.TXDPS.STATE.TX.US. FOR INFORMATION CONCERNING PAST CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE DEPARTMENT.

IF THE PROPERTY IS LOCATED IN A COASTAL AREA THAT IS SEWARD 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.

YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE.

BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY INSPECTED BY THEIR OWN INDEPENDENT INSPECTOR(S).

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

THE UNDERSIGNED BUYER ACKNOWLEDGES RECEIPT OF THE FOREGOING NOTICE AND ACKNOWLEDGES THE PROPERTY COMPLIES WITH THE SMOKE DETECTOR REQUIREMENTS OF CHAPTER 766, HEALTH AND SAFETY CODE, OR IF THE PROPERTY DOES NOT COMPLY WITH THE SMOKE DETECTOR REQUIREMENTS OF CHAPTER 766, THE BUYER WAIVES THE BUYER'S RIGHTS TO HAVE SMOKE DETECTORS INSTALLED IN COMPLIANCE WITH CHAPTER 766.

_____ Buyer's Signature	_____ Buyer's Signature
_____ Date	_____ Date

BUYER ACKNOWLEDGES RECEIPT AND REVIEW OF THE DISCLOSURE NOTICE, UPDATED AS OF ____/____/____.	
_____ Buyer's Signature	_____ Buyer's Signature
_____ Date	_____ Date