

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 cate of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

Gatesvile

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A V/ARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY O'THER AGENT.

Seller is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ____ or ٥.

Section 1. The Property has the Items marked below; (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

ltém	Y	N	u	lte	m	Y	N	U	[ltem	Y	N	ι
Cable TV Wiring		X		Ga	s Lines (Nat/LP) PROPANE	×			[Pump: sump grinder		X	
Carbon Monoxide Det.		X			t Tub		X		· [Rain Gutters	X		Γ
Ceiling Fans		X		nt	ercom System		X		[Range/Stove	X		
Cooktop	X			Vie	crowave		Х			Roof/Attic Vents	M		Γ
Dishwasher		X			tdoor Grill		Х		[Sauna		7	Γ
Disposal		X		- ² a	tio/Decking	X			[Snioke Detector		Z	
Emergency Escape Ladder(s)		X		⁻²	imbing System	\mathbf{N}			ſ	Smoke Detector – Hearing Impaired		$\left[\right]$	
Exhaust Fans				20	ol		X		ſ	Spa		Z	Γ
Fences	X			20	ol Equipment		Х		Ī	Trash Compactor		Z	L
Fire Detection Equip.		X		□ 20	ol Maint. Accessories		Х		[TV Antenna		7	
French Drain		X		□ 20	ol Heater		X		ſ	Washer/Dryer Hookup	M		Γ
Gas Fixtures	X			<u></u>	blic Sewer System		X			Window Screens	X		

item	Y	N	U	Additional Information
Central A/C	$\Box \lambda$			electric ligas number of units:
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X	,	number of units:
Attic Fan(s)		N		if yes, describe:
Central Heat		Γ		A electric Ci gas number of units:
Other Heat		X		if yes, describe:
Oven	<u> </u>	Ļ		number of ovens: A electric gas other:
Fireplace & Chimney	5			wood 🕅 gas logs 🗂 mock 🗖 other:
Carport	Ţ	X		attached 🗍 not attached
Garage	Σ'			attached A not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls		X		owned ieased from
Security System		X		owned leased from
Water Heater	<u> </u>			gelectric gas other: number of units:
Water Softener		X		owned leased from
Underground Lawn Sprinkler		X		automatic manual areas covered:
Septic / On-Site Sewer Facility	Σ			if yes, attach information About On-Site Sewer Facility (TAR-1407)
(TAR-1406) 1-01-10 Init	ialed :	y:	Sell	er: <u>VE</u> , and Buyer: Page · of 5

Real Smart Realty 2504 E, Main St., Stc. D Gatcivillo, TX 76528 Larry Smart

Phone: 254,865,4100 Fax: 254.865.8799 Pro luced with ZipForm® by zipLogix 180.0 Filteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Reno 'Cond 12#

Concerning the Property at	Gatesvile,	
Water supply provided by: 🗂 city 🕅 we i	$\square MUD \square co-op \square unknown \square other: (a - a p) \cup (a - a p) \cup (a - a p) \cup (a - a - a - a - a - a - a - a - a - a $	ster available
Was the Property built before 1978? X es	□ no □ unknown it Juyer wishe 1906 concerning lead-based paint hazards) Age:Age 2006	25 to transfer
(If yes, complete, sign, and attach T/R-	1906 concerning lead-based paint hazards)	
Roof Type: Aluminum	Age: 4 years Reo 2006	(approx mate)
Is there an overlay roof covering on the Firon	perty (shingles or roof covering placed over existing shingles	or roof covering)?
yes no unknown Alumiru	m overlaid on asphalt shingles	
Are you (Seller) awage of any of the item: lis	sted in this Section 1 that are not in working condition, that he	ave defects, or are
need of repair? Xyes 🗖 no If yes, desc	ribe (attach additional sheets if necessary):	ched

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

ltem	Y	N	Item	۲.	N	Item	TY	N
Basement NA			Floors	X		Sidewalks NA		X
Ceilings	X		Foundation / Slab(s)	X		Walls / Fences	ΤT	X
Doors	X	\square	Interior Walls			Windows		X
Driveways		N	Lighting Fixtures	X		Other Structural Components		X
Electrical Systems	X		Plumbing Systems		X		T	
Exterior Walls		X	Roof		X		Τ-	Γ.

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition		N
Aluminum Wiring		X	Previous Foundation Repairs		X
Asbestos Components		X	Previous Roof Repairs	K	T
Diseased Trees: Oak wilt		X	Other Structural Repairs		Т
Endangered Species/Habitat on Property		X	Radon Gas		X
Fault Lines		X	Settling	K	\mathcal{T}
Hazardous or Toxic Waste		X	Soil Movement		V
Improper Drainage		X	Subsurface Structure or Pits		Ŷ
Intermittent or Weather Springs		X	Underground Storage Tanks SEPTIC"		Γ
Landfill		X	Unplatted Easements		X
Lead-Based Paint or Lead-Based Pt. Ha: ards		X	Unrecorded Easements		抆
Encroachments onto the Property		X	Urea-formaldehyde Insulation		Ŕ
Improvements encroaching on others' property		X	Water Penetration		X
Located in 100-year Floodplain		X	Wetlands on Property		X
Located in Floodway		X	Wood Rot		٢Ż
Present Flood Ins. Coverage (If yes, attach TAR-1414)		X	Active infestation of termites or other wood- destroying insects (WDI)		
Previous Flooding into the Structures		X	Previous treatment for termites or WDI	5	十
Previous Flooding onto the Property	X		Frevious termite or WDI damage repaired	5	1
Previous Fires		X	Termite or WDI damage needing repair		T
Previous Use of Premises for Manufactur a		∇			ť
of Methamphetamine		λ			
(TAR-1406) 1-01-10 Initialed t y: Seller: Produced with ZipForm® by zipLogix 8070 Fifteen		E.		ige 2 no Ros	

Concer	ning the Property at Gatesvile,
If the ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): See attacked
which necessa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, has not been previously disclosed in this notice? Pryes \Box no If yes, explain (attach additional sheets if ary): VENTIATION (N REAR (EATER OF STOR) of adjorning HEET HUT Attached to METAL Shap does not work
Section not awa	
Y N N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Phone: Phone: Phone:
,	Fees or assessments are: 13 per and are:] mandatory] voluntary Any unpaid fees or assessment for the Property?] yes (\$)] no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? ges no If yes, describe:
	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 limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, usea-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).
If the an	swer to any of the items in Sectior 5 is yes, explain (attach additional sheets if necessary):
(TAR-14	106) 1-01-10 Initialed by: Seller: VE, and Buyer: Page 3 of 5
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Concerning the Property at ______Gatesvile,

Section 6. Seller has thas not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and when are either licensed as inspectors or otherwise permitted by law to perform inspections? Qyes I no If yes, at ach copies and complete the following: REALTOR LAS COPY

					•
Inspection Date	Туре	Name of Insp	pector		No. of Pages
8/04/10	PROTESSI'S NA	ROUSE	T.	Cockrell	42
	PRODERTY INSPECTIO	3			
	Requested by				
	SELLER				

Note: A buyer should not rely or the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Senior Citizen 🗖 Disabled K Homestead Wildlife Management Agricultural Disabled Veteran C Other: Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? 🗇 yes 🕅 no If yes, explain:

Section 10. 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 inforr ration.

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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Verlene Edua Signature of Seller	ids	9/4/10			
Signature of Seller	0	Date	Signature of Se	eller	Date
Printed Name: Verlene Edw	ards		Printed Name:		
(TAR-1406) 1-01-10	Initialed ty: Selie	er: <u> E</u>	, and	Buyer:	Page 4 of 5
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Concerning the Property at ______ Gatesvile,

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Sufety 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 <u>www.txdps.state_tx.us</u>. For information concerning past priminal 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 baachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric:	phone #:
Sewer ON SITE SEPTIC System	phone #:
Water:	phone #:
Cable:	phone #;
Trash;	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Phone Company: Propane: STAR TEX ROPANE	phone #:

(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. YCU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROFERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer [Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

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