

\$129,900

Multi-Family Home or Rental - 409 N Hunt St BELLVILLE, Austin County

ID: 49044





#### BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Bellville - FM 1094 at Cedar St., New UlmBellville - New

Ulm , TX 77418 - 78950

Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636 Fax: Bellville (979)

865-5500 New Ulm (979) 992-2637

Email: billjohnson@bjre.com









This property consists of two dwellings.

The main house is approximately 992 sq ft, 2 bedroom, 1 bath, central heat and air-conditioning.

The apartment is approximately 912 sq ft, 2 bedroom, 1 bath/whirpool tub, ceramic tile floor in living room and one bedroom.

Large fenced yard with many varieties of mature trees.

Ideal for multiple-family occupancy or two rental units.

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#### Improvements

4 Bedrooms 2 Bathrooms Approx. 1904 Sq F Const. Type: Standard

Frame
Single Floor
Vinyl Exterior
Composition Roof
Year Built: 1958

Age Range: Over 20 Yrs

**Public Water** 

#### **Land Features**

Approx. 0.42 Acres Maint. Fees: \$0 Paved Road Frontage Minerals Conveyed: Negotiable

#### Other

Residential (Town-S/D)

Status: Active

School District: Bellville

Taxes: \$1,711.68 Tax ID: R04490

#### **Financing**

Cash

Conventional

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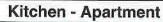




**Backyard View** 

Kitchen - Main house







**Bath - Main House** 



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420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office 979-992-2636 or 281-220-2636 - New Ulm office

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#### **HOME LISTING**

| Address of Home:                               | 409 N Hunt St, Bellville, Texa       |   |
|--|--------------------------------------|---|
| Location of Home:                              | 5 Blocks northwest of Bellville town | square  |
| County or Region:                              | Austin                               | For Sale Sign on Property?                                      |
| Subdivision:                                   |                                      | Property Size:.420 ac   |
| Subdivision Restricted:                        | YES NO Mandatory N                   | Membership in Property Owners' Assn. ☐ YES ☑ NO                 |
| <u>Listing Price:</u>                          | \$129,900.00                         | Home Featues  |
| Terms of Sale                                  |                                      | ☑ Ceiling Fans No   |
| Cash:  | ✓ YES   ☐ NO                         | Dishwasher  |
| Seller-Finance:                                | YES VO                               | Garbage Disposal  |
| SellFin. Terms:                                |                                      | Microwave (Built-In)  |
| Down Payment:                                  |                                      | ✓ Kitchen Range ✓ Gas ☐ Electric                                |
| Note Period:                                   |                                      |   |
| Interest Rate:                                 |                                      | Items Specifically Excluded from The Sale: LIST:                |
| Payment Mode:                                  | ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.            |   |
| Balloon Note:                                  | YES                                  |   |
| Number of Years:                               |                                      |   |
|  |                                      | Heat and Air:   |
| Size and Construction:                         |                                      | └── Central Heat Gas ✓ Electric                                 |
|  | pre-1974                             | Central Air Gas Electric  |
| Lead Based Paint Addendum Red                  |                                      | U Other:  |
| Bedrooms: 2                                    | Bath:1                               | Fireplace(s)  |
| Size of Home (Approx.)                         | 992sf/ACAD                           | Wood Stove     Water Heater(s):                                 |
| Foundation, Day, Day                           | Total                                | ✓ Water Heater(s): ✓ Gas ☐ Electric                             |
| Foundation: Slab Pier/                         |                                      | 1111111   |
| Roof Type: composition  Exterior Construction: | Year Installed: unknown              | Utilities:  |
| Exterior Construction.                         | vinyl                                | Electricity Provider:City of Bellville                          |
| Room Measurements:                             | APPROXIMATE SIZE:                    | Gas Provider: City of Bellville                                 |
| Living Room: 11x16                             | APPROXIMATE SIZE:                    | Sewer Provider:City of Bellville                                |
| Dining Room:                                   |                                      | Water Provider:City of Bellville  Water Well: ☐ YES ☑ NO Depth: |
| Kitchen: 14x19                                 |                                      | Water Well: ☐ YES ☑ NO Depth:                                   |
| Family Room:                                   |                                      | Average Utility Bill: Monthly:                                  |
| Utility Room: 7x14                             |                                      | Wording Guilty Bill. World lify.                                |
| Bath: 7x8                                      | ✓ Tub ✓ Shower                       | <u>Taxes:</u> 2007 Year   |
| Bath:  | ☐ Tub ☐ Shower                       | School: \$1,024.00  |
| Mster Bath:                                    | Tub Shower                           | County: \$283.84  |
| Mstr Bdrm:                                     |                                      | FM/Rd/Br: \$107.04  |
| Bedroom: 9x12                                  |                                      | Hospital: \$60.56   |
| Bedroom: 9x11                                  |                                      | City: \$236.24  |
| Bedroom:                                       |                                      | Taxes: \$1,711.68   |
| Other:   |                                      | School District: Bellville                                      |
| Garage: Carport:                               | No. of Cars:                         |   |
| Size:  | Attached Detached                    | Additional Information:   |
| Porches:                                       |                                      | Jennair grill in kitchen  |
| Front: Size: 4x8                               |                                      |   |
| Side: Size:                                    |                                      |   |
| Deck: Size: 18x21                              | Covered                              |   |
| Deck: Size:                                    | ☐ Covered                            |   |
| enced Yard: chain link                         |                                      |   |
| Outside Storage: Yes I                         | No Size:                             |   |
| Construction:  TV Antenna                      | Dish Cable 🗸                         |   |
|  |                                      | TE COMPANY WILL CO PROVED IE BLIVED IC                          |

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



### Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office 979-992-2636 or 281-220-2636 - New Ulm office

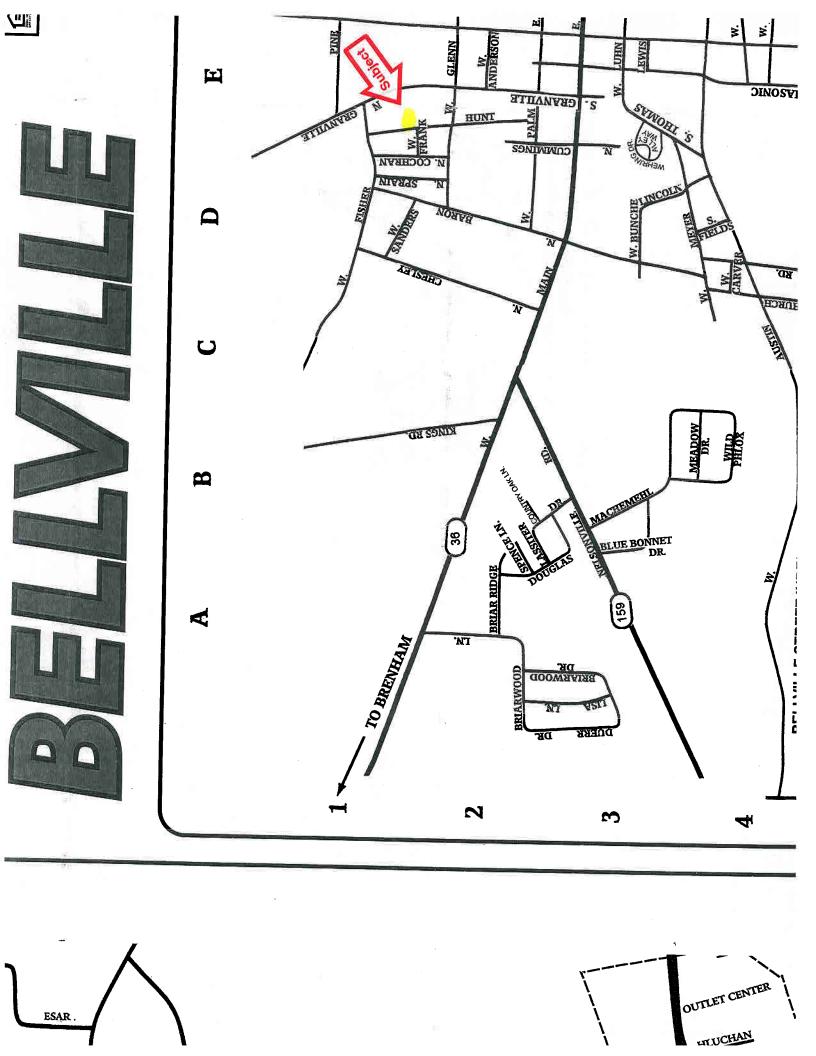
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#### <u>Apartment</u>

| Address of Home:              | 409 N Hunt St, Bellville, Texa          | as 77418          |                               | Listing #: 49044        |
|-------------------------------|---|-------------------|-------------------------------|-------------------------|
| Location of Home:             | 5 blocks northwest of Bellville town    |                   |                               |                         |
| County or Region:             | Austin                                  |                   | For Sale Sign on Property?    | ✓ YES NO                |
| Subdivision:                  |   |                   | Property Size:.42 acre        |                         |
| Subdivision Restricted:       | ☐ YES ☑ NO Mandatory M                  | Membership i      | n Property Owners' Assn.      | YES VO                  |
| Listing Price:                | \$129,900.00                            | Home Fea          |                               |                         |
| Terms of Sale:                | , | 1                 | Ceiling Fans No.              |                         |
| Cash:                         | ✓ YES □ NO                              |                   | Dishwasher                    |                         |
| Seller-Finance:               | ☐ YES ☑ NO                              |                   | Garbage Disposal              |                         |
| SellFin. Terms:               |   |                   | Microwave (Built-In)          |                         |
| Down Payment:                 |   |                   | Kitchen Range                 | ☐ Gas ☑ Electric        |
| Note Period:                  |   | 1                 | Other                         | das Liectric            |
| Interest Rate:                |   | Items Specif      | ically Excluded from The Sale | or LIST:                |
| Payment Mode:                 | ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.               | Thems opecin      | cary Excluded from The Sale   | <u>:. LIST.</u>         |
| Balloon Note:                 | YES NO                                  |                   | · · · ·                       |                         |
| Number of Years:              |   |                   |                               |                         |
|                               |   | Heat and          | Air:                          |                         |
| Size and Construction:        |   | Tieat and         |                               | Electrical C            |
| Year Home was Built:          | 1958                                    |                   | Central Heat Gas              | Electric                |
| Lead Based Paint Addendum Req |   | 1                 | Central Air Gas               | Electric                |
| Bedrooms: 2                   | Baths:1                                 | $H \vdash \vdash$ | Other:<br>Fireplace(s)        |                         |
| <del></del>                   | 912sf/ACAD Living Area                  | 1                 | Wood Stove                    |                         |
| oles of Home (Approx.)        | Total                                   | 1 1               |                               |                         |
| Foundation: Slab Pier/        |   | $\mathbb{H}$      | Water Heater(s):              | Gas 🗸 Electric          |
| Roof Type: composition        | Year Installed: unknown                 | Utilities:        |                               |                         |
| Exterior Construction:        | Wood                                    | -                 | Provider:City of Bellville    |                         |
|                               | Wood                                    |                   | der:City of Bellville         |                         |
| Room Measurements:            | APPROXIMATE SIZE:                       |                   | ovider:City of Bellville      |                         |
| Living Room 18x19             |   |                   | vider:City of Bellville       |                         |
| Dining Room                   |   |                   |                               |                         |
| Kitchen: 10x10                |   | Water Well.       |                               |                         |
| Family Room:                  |   | Average U         |                               |                         |
| Utility Room:                 |   | Il Average O      | runty Din. Wortung.           |                         |
|                               | whirlpool                               | Taxes:            | 2007                          | Voor                    |
| Bath:                         | Tub Shower                              | School:           | 2001                          | -                       |
| Bath:Master                   | Tub Shower                              | County:           |                               | \$1,024.00              |
| Bedroom: 10x17                |   | FM/Rd/Br:         |                               | \$283.84                |
| Bedroom: 10x18                |   | Hospital:         |                               | \$107.04                |
| Bedroom:                      |   | City:             |                               | \$60.56                 |
| Bedroom:                      |   | Taxes:            |                               | \$236.24                |
| Other:                        |   | School Di         | etrict:                       | \$1,711.68<br>Bellville |
| Garage: Carport: 🗸            | No. of Cars: 1                          | Journal Br        | ou iot.                       | Deliville               |
| Size: 11x18                   | ✓ Attached □ Detached                   | Additional        | I Information:                |                         |
| Porches:                      |   |                   | i intormation.                |                         |
| Front: Size:                  |   |                   |                               |                         |
| Back: Size:                   |   |                   |                               |                         |
| Deck: Size: 11x15             | ✓ Covered                               |                   |                               |                         |
| Deck: Size:                   | ☐ Covered                               | <del> </del>      |                               |                         |
| Fenced Yard: chain link       | Covered                                 |                   |                               |                         |
| Outside Storage: ✓ Yes 🔲      | No Size: 10x12                          |                   |                               |                         |
| Construction:                 |   |                   |                               |                         |
|                               | Dish ☐ Cable ☑                          |                   |                               |                         |
|                               | AND ASSOCIATES REAL ESTA                | TE COMP           | ANV WILL CO BROW              | ED IF BUYED IC          |

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.





Wain house

Grisham etal

## 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.

409 N Hunt St

| 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 AGENT.  SAMPY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.  Seller  | CONCERNING THE PRO                          | CERNING THE PROPERTY AT $_{	extstyle }$ |           |             |          | Bellville, Tx 77418 |           |                      |                     |           |       |  |               |   |              |          |          |
|--|---|---|-----------|-------------|----------|---------------------|-----------|----------------------|---------------------|-----------|-------|--|---------------|---|--------------|----------|----------|
| 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.  Item Y N U Cable TV Wiring   Gas Lines (Nat/LP)   Hot Tub   Pump: grinder   W Carbon Monoxide Det.   Ceiling Fans   Cooktop   Hot Tub   Intercom System   Microwave   Outdoor Grill   Patio/Decking   Patio/Decking   Patio/Decking   Patio/Decking   Plumbing System   Smoke Detector   Smoke Detector   Smoke Detector   Smoke Detector   Hearing Impaired   Spa   Frences   Pool Equipment   Pool Maint. Accessories   Pool Heater   Public Sewer System   Window Screens   Window Screens   Window Screens   Window Screens   Window Screens   Window Additional Information   Central A/C   Gentral Heat   Gescribe: Central Pool Nater   Gescribe: Central Heat   Gescribe: Central Heat   Gescribe: Central Heat   Gescribe: Central Pool Nater   Gescribe: Centra | THIS NOTICE IS A DISC<br>DATE SIGNED BY SEL | CLO                                     | SU<br>R A | JRE<br>MD   | OF<br>IS | SI<br>NC            | ELL<br>)T | ER<br>A S            | 'S KNOWLEDGE OF     | F TI      | HE,   | CO   | NDI           | TION OF THE PROPERTY A                                  |              | S        |          |
| 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.  Item Y N U Cable TV Wiring   Gas Lines (Nat/LP)   Hot Tub   Pump: grinder   W Carbon Monoxide Det.   Ceiling Fans   Cooktop   Hot Tub   Intercom System   Microwave   Outdoor Grill   Patio/Decking   Patio/Decking   Patio/Decking   Patio/Decking   Plumbing System   Smoke Detector   Smoke Detector   Smoke Detector   Smoke Detector   Hearing Impaired   Spa   Frences   Pool Equipment   Pool Maint. Accessories   Pool Heater   Public Sewer System   Window Screens   Window Screens   Window Screens   Window Screens   Window Screens   Window Additional Information   Central A/C   Gentral Heat   Gescribe: Central Pool Nater   Gescribe: Central Heat   Gescribe: Central Heat   Gescribe: Central Heat   Gescribe: Central Pool Nater   Gescribe: Centra | Seller ☐ is ☐ is not o                      | ccu                                     | pyir      | ng tl       | he F     | ro<br>o             | per       | ty. I<br><b>1</b> ne | f unoccupied (by Se | ller)     | , ho  | ow l   | ong           | since Seller has occupied the                           | Pro          | ppe      | rty′     |
| Item   | Section 1. The Proper                       | ty h                                    | าลร       | the         | iter     | ทร                  | m         | arke                 | ed below: (Mark Yes | : (V      | ) V   | lo (<br>dete                                     | N), (<br>rmin | or Unknown (U).)<br>e which items will & will not conve | 91/          |          |          |
| Cable TV Wiring Carbon Monoxide Det. Ceiling Fans Cooktop Dishwasher Disposal Emergency Escape Ladder(s) Exhaust Fans Frences Fire Detection Equip. French Drain Gas Fixtures  Ty N U  Additional Information Central A/C Evaporative Coolers Wall/Window AC Units Attic Fan(s) Cester and Accessoribes Other Heat Other Heat Other Heat Other Heat Ocoktop Hot Tub Hot Tub Intercom System In | Item  |   |           |             |          |                     |           |                      |                     | _         | _     |  | ]             |   | <del>-</del> | N        | 11       |
| Carbon Monoxide Det.  Ceiling Fans Cooktop Dishwasher Disposal Emergency Escape Ladder(s) Exhaust Fans Fences Fire Detection Equip. French Drain Gas Fixtures  Item  Ceiling Fans  Hot Tub Intercom System Microwave Outdoor Grill Patio/Decking Plumbing System Pool Fool Fool Equipment Pool Heater Public Sewer System  Y N U  Additional Information  Central A/C Evaporative Coolers  Wall/Window AC Units Attic Fan(s) Ceiring Fans  Hot Tub Intercom System  Rain Gutters Range/Stove Roof/Attic Vents Sauna Smoke Detector Smoke Detector - Hearing Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Window Screens  Additional Information  Additional Information  French Drain Central A/C Five Detection Equip.  Intercom System  Additional Information  Intercom System  Rain Gutters  Range/Stove Roof/Attic Vents Sauna Smoke Detector - Hearing Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Wall/Window AC Units Intercom System  Intercom System  Additional Information  Intercom System Intercom Spanna Intercom System Intercom Spanna Intercom System Intercom Spanna Interco |   |   | 1         |             |          | (                   | Gas       | Lir                  | ies (Nat/LP)        |           | 1     | <del>                                     </del> |               |   |              | 14       |          |
| Coktop  Cooktop  Dishwasher  Disposal  Emergency Escape Ladder(s)  Exhaust Fans  Fine Detection Equip.  French Drain  Gas Fixtures  Pool Heater Public Sewer System  Y N U  Additional Information  Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Coktop  Microwave  Outdoor Grill Patio/Decking Plumbing System  Patio/Decking Plumbing System  Sauna Smoke Detector Smoke Detector – Hearing Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Additional Information  Additional Information  Central A/C  Fif yes, describe: Central Heat  Other Heat  Other Heat  Other Heat  Outdoor Grill Patio/Decking  Range/Stove Roof/Attic Vents Sauna Smoke Detector – Hearing Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Intercom System  Nother Heat  If yes, describe: Oven   | Carbon Monoxide Det.                        |   | V         |             |          | ŀ                   | Hot       | Tuk                  | )                   | $\dagger$ | 1     | 4  |               |   | +            |          |          |
| Microwave Dishwasher Dishwasher Outdoor Grill Patio/Decking Plumbing System  Pool Exhaust Fans Pool Equipment Fire Detection Equip. French Drain Gas Fixtures  Py N U Additional Information  Central A/C Evaporative Coolers  Wall/Window AC Units Attic Fan(s) Central Heat Outdoor Grill Patio/Decking Plumbing System Poul Fatio/Decking Plumbing System Pool Equipment Pool Equipment Pool Maint. Accessories Pool Heater Public Sewer System  Additional Information  Additional Information  Fire Detection Equip. French Drain Pool Heater Public Sewer System  French Drain Pool Heater Public Sewer System  Fire Detection Equip. Pool Heater Public Sewer System  French Drain Fren | Ceiling Fans                                | 1                                       |           |             | ]        | 1                   | nte       | rcor                 | n System            | T         | V     | 1  |               |   | 1            | $\vdash$ | _        |
| Dishwasher Disposal D | Cooktop                                     | ~                                       | 1         |             |          | -                   |           |                      |                     | <b>†</b>  | 1     | 1  |               |   | -            |          |          |
| Disposal  Emergency Escape Ladder(s)  Exhaust Fans  Pool Fences  Pool Equipment Pool Heater Public Sewer System  Item  Y N U Additional Information Central A/C Evaporative Coolers  Wall/Window AC Units Attic Fan(s) Central Heat Oven  Patio/Decking Plumbing System Plumbing System Smoke Detector Smoke Detector Smoke Detector Smoke Detector Smoke Detector Fench or Smoke Detector TV Antenna Tv An | Dishwasher                                  |   | V         |             |          |                     | Dute      | doo                  | r Grill             | <b> </b>  | 1     |  |               |   |              |          |          |
| Emergency Escape Ladder(s)  Exhaust Fans  Pool Pool Equipment Pool Heater Pool Heater Public Sewer System  Item  Central A/C Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat Other Heat Oth | Disposal                                    |   | 1         |             |          | F                   | Pati      | o/D                  | ecking              |           | 1     | 1  |               |   | 1            | -        |          |
| Exhaust Fans  Pool Pool Equipment Pool Maint. Accessories Pool Heater Public Sewer System  Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Item  V N U Additional Information Central A/C Evaporative Coolers Wall/Window AC Units Attic Fan(s) Central Heat Other Heat Other Heat Oven  Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens  Impaired Spa Trash Compactor Tv Antenna To Antenna To Additional Information Impaired Spa Trash Compactor Tv Antenna To Additional Information Impaired Impaire | Emergency Escape                            |   | 1         |             |          | F                   | Plur      | nbir                 | ng System           |           | -     |  |               |   | $\vdash$     |          |          |
| Exhaust Fans  Fences  Fire Detection Equip.  French Drain  Gas Fixtures  Pool Maint. Accessories Pool Heater Public Sewer System  Y N U  Additional Information  Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat  Oven  Pool Equipment Pool Maint. Accessories Pool Heater Public Sewer System  Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Touring Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Touring Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens  Touring Trash Compactor Touring Trash Compactor Touring Trash Compactor Touring Tourin |   |   |           |             |          |                     |           |                      |                     |           |       |  |               |   |              | V        |          |
| Fences Fire Detection Equip. French Drain  Gas Fixtures  Pool Heater Public Sewer System  Y N U  Additional Information  Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat Other Heat Other  Oven  Pool Equipment Pool Equipment Pool Maint. Accessories Pool Heater Public Sewer System  Washer/Dryer Hookup Window Screens  TV Antenna Washer/Dryer Hookup Window Screens  To Additional Information  I glectric I gas number of units:  I gas number of units:  I glectric I gas number of units:  Other Heat Oven  Oven   | Exhaust Fans                                |   | V         |             |          | F                   | 900       | [                    |                     |           | 1     |  |               | · · · · · · · · · · · · · · · · · · ·                   | $\vdash$     | 1        | -        |
| Fire Detection Equip. French Drain  Gas Fixtures  Pool Maint. Accessories Pool Heater Public Sewer System  Washer/Dryer Hookup Window Screens  Item Central A/C Evaporative Coolers  Wall/Window AC Units Attic Fan(s) Central Heat Other Heat Oven  Pool Maint. Accessories Washer/Dryer Hookup Window Screens  Wallional Information number of units:  I gas number of units:  Other Heat I gas number of units:  Other Heat Oven  Output  Delectric gas number of units:  Other Heat  Output  Delectric Gas Clother:  |   |   | 1         |             |          | F                   | ,00       | l Eq                 | uipment             |           | V     |  |               |   |              | 0        | $\dashv$ |
| French Drain  Gas Fixtures  Pool Heater  Public Sewer System  Washer/Dryer Hookup  Window Screens  Item  Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat  Other Heat  Oven  Pool Heater  Public Sewer System  Washer/Dryer Hookup  Window Screens  Wallional Information  Additional Information  I glectric I gas number of units:  I gelectric I gas number of units:  Other Heat  Oven   | Fire Detection Equip.                       |   |           |             |          | P                   | ,00       | l Ma                 | int. Accessories    |           | V     |  |               |   |              | 7        | -        |
| Item       Y N U       Additional Information         Central A/C       Image: Legislar of the contract o  | French Drain                                |   | V         |             |          |                     | _         |                      |                     |           | V     |  |               |   |              | +        | -        |
| Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat  Other Heat  Oven  Additional Information  Additional Information  Additional Information  Additional Information  Additional Information  Factoric Egas number of units:  I gas number of units:  Other Heat  I gas number of units:  Other Heat  I gas number of units:  Other Heat  I gas number of units:  I ga | Gas Fixtures                                | V                                       |           |             |          | Р                   | ub        | lic S                | ewer System         | V         |       |  |               |   | 1            | _        | $\dashv$ |
| Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat  Other Heat  Oven  Additional Information  Additional Information  Additional Information  Additional Information  Additional Information  Factoric Egas number of units:  I gas number of units:  Other Heat  I gas number of units:  Other Heat  I gas number of units:  Other Heat  I gas number of units:  I ga | Item  |   |           |             |          | v                   | N         | Tii                  |                     |           | Α.    | ا اماد   |               |   |              |          |          |
| Evaporative Coolers    Vall/Window AC Units  |   |   |           | <del></del> |          | i                   | <u> </u>  | -                    | Delectric Dass      |           | A     | aan  | ion           | ai information  |              |          | _        |
| Wall/Window AC Units  Attic Fan(s)  Central Heat  Other Heat  Oven  Inumber of units:  if yes, describe:    electric   gas   number of units:   if yes, describe:   number of ovens:   electric   elec |   |   |           |             | _        |                     | ┢╌        | V                    |                     |           |       |  | or u          | nits: 1 a 400 C   |              |          | ᆜ        |
| Attic Fan(s)  Central Heat  Other Heat  Oven  Attic Fan(s)  if yes, describe:  Gelectric gas number of units:  if yes, describe:  Other Heat  Outher |   |   |           |             |          |                     | 1         |                      |                     |           |       |  |               |   |              |          | _        |
| Central Heat  ☐ electric ☐ gas number of units:  Other Heat  ☐ if yes, describe:  Oven  ☐ electric ☐ das ☐ other:  |   |   |           |             |          |                     | -         | 1                    |                     |           | _     |  |               |   |              |          | _        |
| Other Heat  Other Heat  if yes, describe:  Oven  number of ovens:  Delectric gas number of units.  |   |   |           |             | -        |                     | 一         |                      |                     |           | ım h  |  | · • · · ·     | ita.  |              |          | _        |
| Oven number of ovens:  | Other Heat                                  |   |           |             | -+       |                     | 7         | $\vdash$             |                     | 110       | 11111 | Jei (  | JI UI         | ilis  |              |          | $\dashv$ |
| The individual individ | Oven  |   |           |             |          | V                   | _         |                      |                     | 7         |       |  | loot          | rio Ofco Ooth   |              |          | 4        |
| Fireplace & Chimney  | Fireplace & Chimney                         |   | -         |             |          | -                   | V         |                      |                     | 10        |       |  |               |   |              |          | _        |
|  | Carport                                     |   |           |             |          |                     | 1         |                      |                     |           |       |  | <u> </u>      |   |              |          | $\dashv$ |
|  | Garage                                      |   |           |             |          |                     | /         |                      |                     |           |       |  |               |   |              |          | $\dashv$ |
|  | Garage Door Openers                         |   |           |             | _        |                     | V         |                      |                     | · uii     | acı   | <u>leu</u>                                       |               | number of remotes:                                      |              |          | $\dashv$ |
| Tuttibe of Endles  | Satellite Dish & Controls                   |   |           |             |          | $\exists$           | 1         |                      |                     | d fr      | om    |  |               | number of femoles.                                      |              |          | $\dashv$ |
|  | Security System                             |   |           |             | 1        | 7                   | V         |                      |                     |           |       |  |               |   |              |          | -        |
|  | Water Heater                                |   |           |             | $\dashv$ | v                   |           |                      |                     |           |       |  |               | number of unite:  |              |          | -        |
|  | Water Softener                              |   |           |             |          | 7                   | V         |                      |                     |           | _     |  | <del></del>   | number of units:  |              |          | $\dashv$ |
| Underground Lawn Sprinkler automatic manual areas covered:   | Underground Lawn Sprin                      | kler                                    | r         |             | 1        | :                   | 1         |                      |                     |           |       |  | 200           | covered:  |              |          | $\dashv$ |
| Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TAR-1407)   |   |   |           |             |          | -                   | V         | -                    |                     |           |       |  |               |   |              | -        | -        |
| TACH INCOME TO CONTRACT TO CON | TAR-1406) 7-2-07                            |   |           | Initia      | aled     | by                  | y: S      | Selle                | er: 94              |           |       |  |               |   |              | 1 04     |          |

TX 17418 Phone: (979) 885 - 9436 Fax: (979) 865 - 5500 Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

Bill Johnson & Associates Real Estate 420 E MainBellville, TX 77418

|  |   |                |   | Bellvi   | lle. T  | x 77418  |          |   |
|--|---|----------------|---|--|---|--|----------|---|
|  |   |                |   |  |   | other:   |          |   |
| Was the Property built be  | efore 1978?   | □ves □r        | no ∏un                                  | known  | in iowij  | Li otilei.   |          |   |
| (If yes, complete, sig   | gn, and attac   | h TAR-1906     | concernin                               | a lead-had   | tnien has   | hazardo)   |          |   |
| Roof Type:   | ,   |                | Age.                                    | g load ba  | sca paint   | nazarus).  |          |   |
| Is there an overlay roof c   | covering on the   | ne Property (  | rigo<br>shinales a                      | or roof cov  | oring pla   | ced over existing shingles or roo  | ıpproxi  | ma                                      |
| ]yes   | own   | io i roporty ( | ormigios o                              | 1001 000   | ening pia   | ced over existing sningles or roo  | t cove   | rıng                                    |
|  |   | ama liatad in  | thin Cont                               |  |   |  |          |   |
| need of renair?  | any or the it   | ems iisteu m   | IIIS Section                            | on 1 that  | are not in  | working condition, that have de  | fects, ( | or a                                    |
| neod of repair:  | Line if yes   | s, describe (a | allach add                              | itionai sne  | ets it ned  | cessary):  |          |   |
|  |   |                |   | ·  |   |  |          |   |
|  |   |                |   |  |   |  |          |   |
|  |   |                |   |  |   |  |          |   |
| Section 2. Are you (Se   | eller) aware d  | of any defec   | ts or mai                               | functions  | in any c  | of the following?: (Mark Yes (Y  | ) if yo  |   |
| aware and No (N) if you  | are not awa   | re.)           |   |  | ,   | The second of th | , ii yo  | u a                                     |
| Item   | YN  | Item           |   |  | YN  | Itom   |          |   |
| Basement   |   | Floors         |   |  | <del>'        </del>  | Item Sidewells   |          | <u> </u>                                |
| Ceilings   | WV  |                | on / Slab(s                             | <u>-</u>   |   | Sidewalks  |          |   |
| Doors  | , V   | Interior V     |   | 5)   |   | Walls / Fences   |          |   |
| Driveways  | · V   | Lighting I     |   |  | V   | Windows  |          | 1                                       |
| Electrical Systems   |   |                | Systems                                 |  |   | Other Structural Components  |          | ı                                       |
| Exterior Walls   | <del>-        </del>  | Roof           | Systems                                 |  | +   |  |          | _                                       |
|  |   | <u> </u>       | <del></del>                             |  |   | neets if necessary):   |          |   |
| ection 3. Are you (Sel   | ller) aware o   | of any of the  | following                               | n condition  | one: (Mai   | ek Voo (V) it voo  |          |   |
| ection 3. Are you (Sel   | ller) aware c   | of any of the  | following                               | g conditio   | ons: (Mai   | rk Yes (Y) if you are aware an   | d No (   | N) i                                    |
| ou are not aware.)   | ller) aware c   | of any of the  |   |  |   | rk Yes (Y) if you are aware and  |          |   |
| Condition  | ller) aware c   | of any of the  | YN                                      | Condi  | tion  |  |          | ' N                                     |
| Condition Aluminum Wiring  | ller) aware c   | of any of the  |   | <b>Condi</b><br>Previo   | <b>tion</b><br>us Roof F  | Repairs  |          | ' N                                     |
| Condition Aluminum Wiring Asbestos Components  |   | of any of the  | YN                                      | Condi<br>Previo<br>Other   | <b>tion</b><br>us Roof F<br>Structura   |  |          | N                                       |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak  | wilt 🗆  |                | YN                                      | Condi<br>Previo<br>Other<br>Radon  | tion<br>us Roof F<br>Structura<br>Gas   | Repairs  |          | ' N                                     |
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| Co       | oncern   | ning the Property at   | 409 N Hunt St<br>Bellville, Tx 77418  |
|----------|----------|--|---|
| If 1     | the ans  | nswer to any of the items in Section (                             | 3 is yes, explain (attach additional sheets if necessary):  |
|          |          |  |   |
| ***      |          | ary):  | item, equipment, or system in or on the Property that is in need of repaired in this notice? ☐ yes ☐ no If yes, explain (attach additional sheets   |
|          |          |  |   |
| Se<br>no | . avair  | <ol><li>Are you (Seller) aware of any<br/>re.)</li></ol>           | of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are   |
|          | N        | Room additions, structural modifiin compliance with building codes | cations, or other alterations or repairs made without necessary permits or not in effect at the time.   |
|          | 团        | ivaine of association:   | intenance fees or assessments. If yes, complete the following:  |
|          |          | Fees or assessments are: \$ Any unpaid fees or assessmen           | per and are: ☐ mandatory ☐ voluntary It for the Property? ☐ yes (\$) ☐ no If one association, provide information about the other associations below or   |
| 7        |          | with others, if yes, complete the to                               | as pools, tennis courts, walkways, or other) co-owned in undivided interest ollowing: mon facilities charged?  yes  no If yes, describe:  |
| ם<br>י   |          | Any notices of violations of deed Property.                        | restrictions or governmental ordinances affecting the condition or use of the   |
| J        | Ø,       | Any lawsuits or other legal proceed                                | dings directly or indirectly affecting the Property.  |
| ]        | <b>d</b> |  | for those deaths caused by: natural causes, suicide, or accident unrelated to   |
| J        |          | Any condition on the Property which                                | ch materially affects the health or safety of an individual.  |
| 3        |          | nazaras such as aspesios, radon,                                   | han routine maintenance, made to the Property to remediate environmental lead-based paint, urea-formaldehyde, or mold. r other documentation identifying the extent of the remediation (for example, or other remediation). |
| f the    | answ     | wer to any of the items in Section 5 is                            | s yes, explain (attach additional sheets if necessary):   |
|          |          |  |   |
|          |          |  |   |
|          |          |  |   |
|          |          |  |   |
| ГАБ      | R-1406   | 6) 7-2-07 Initialed by: 5  | Seller: A land Buyer: Page 3 of 5   |

\_\_, AC and Buyer: \_\_\_\_

Page 3 of 5

| Inspection Date  | Туре   | Name of Inspector  |  | No. of Page  |
|--|--|--|--|--|
|  |  |  |  | 110.0.1 ago  |
|  |  |  |  |  |
|  |  |  |  |  |
| Note: A buye<br>Pro  | er should not re<br>operty. A buyer  | ely on the above-cited reports on the above-cited reports on the should obtain inspections of the should obtain inspections of the should obtain inspections.  | orts as a reflection of the curren<br>s from inspectors chosen by the  | t condition of the   |
|  |  |  | urrently claim for the Property:   | buyer.   |
| ☐ Wildlife Manag   | gement   | ☐ Agricultural   | ☐ Disabled Veteran   |  |
|  |  |  |  |  |
| tion 10. Does the  | s made?  ye  | r award in-a legal proceeding in a legal pro | ors installed in accordance wit  | o make the repairs   |
| ction 10. Does the   | ne property ha   | we working smoke detected Health and Safety Code?*   | ors installed in accordance wit  | to make the repairs  the the smoke detection or unknown, explain     |
| ction 10. Does the pure ments of Chapter 766 smoke detected which the build know the build in the chapter than the chapter than the chapter than the chapter than the build know the build in the chapter than the | ne property has apter 766 of the Health approper installed in alling is located, ding code required.   | r award in-a legal proceeding in a legal pro | ors installed in accordance wit  | to have working ct in the area in                                    |
| ction 10. Does the claim was a ction 10. Does the claim was a ction and the claim was a ction and the ction additional sheet which the dweet which the dweet whow the build local building of the ction and the ctio | ne property has apter 766 of the Health appreciate in the sets if necessary of the Health appreciated in the sets  | we working smoke detected Health and Safety Code requires of accordance with the require including performance, local rements in effect in your are information.   | ors installed in accordance wite unknown no yes. If references in the building code in effection, and power source requirements, you may check unknown above   | to have working ct in the area in its. If you do not or contact your |
| tich the claim was  ction 10. Does the claim and the claim was  *Chapter 766  smoke detected which the dweeknow the build local building of the control of t | ne property has apter 766 of the Health appreciate in the statement of the | r award in-a legal proceeding in this notice are true to including performance, local rements in effect in your are information.   | ors installed in accordance wite unknown no yes. If references to the building code in effection, and nower source requirements  | to have working ct in the area in or contact your                    |
| *Chapter 766 smoke detecte which the dweller acknowledges  | ne property has apter 766 of the Health appreciate in the statement of the | r award in-a legal proceeding in this notice are true to including performance, local rements in effect in your are information.   | ors installed in accordance with the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the hest of Seller's helief and that refer to the helief and the helief and the helief and the helief that refer to the helief and the helief the helief and the helief the helief and the helief the helie | to have working ct in the area in or contact your                    |

#### ADDITIONAL NOTICES TO BUYER:

- The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if (1) 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 seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the (2)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.
- If you are basing your offers on square footage, measurements, or boundaries, you should have those items (3)independently measured to verify any reported information.

| (4)   | The following providers currently provide service to the   | property:   |
|-------|--|---|
|       | Electric: City of Dellville  | Sewer: 3AME   |
|       | Water:SAMe   | Cable:  |
|       | Trash: SAM &   | Natural Gas: SAM E  |
|       | Local Phone:   | Propane:  |
| (5)   | This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY OF THE PROPERT | r as of the date signed. The brokers have relied on this notice<br>be false or inaccurate. YOU ARE ENCOURAGED TO HAVE<br>ROPERTY.   |
| detec | to detector requirements of Chapter 766, Health and Sa   | ing notice and acknowledges the property complies with the fety Code, or, if the property does not comply with the smoke buyer's rights to have smoke detectors installed in compliance |
| 0     |  |   |
|       | ture of Buyer Date d Name:   | Signature of Buyer Date Printed Name:   |



## TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

apportment

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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.

| CONCERNING THE PR                             | OPE  | ERT  | Y AT                                    |            |      |                  | Ве   | 11.            | vi]  | Lle      | ·                   | Tx 77418   |                |           |             |
|---|------|------|---|------------|------|------------------|--|----------------|--|----------|---------------------|--|----------------|-----------|-------------|
| DATE SIGNED BY SEL                            | ᄔᆣ   | ۲А   | ND IS                                   | 5 N(       | OL.  | AS               | 'S KNOWLEDGE OF  | F TI           | HE   | CO       | ND                  | ITION OF THE PROPERTY A<br>TIONS OR WARRANTIES TH<br>I, SELLER'S AGENTS, OR AN |                | S 1 15    | <b>/</b> ED |
| Seller ☐ is ☐ is not o                        | ccu  | pyir | ng the                                  | Pro        | pei  | rty. I           | f unoccupied (by Seever occupied the Pro   | ller)          | , ho   | ow I     | ong                 | g since Seller has occupied the  | Pro            | ре        | rty?        |
| Section 1. The Proper                         | ty h | as   | the it                                  | ems        | s m  | arke             | ed below: (Mark Ye:  | ·<br>s (Y      | ). N   | lo (l    | N),                 | or Unknown (U).)<br>ne which items will & will not conve                       |                |           |             |
| Item  | Τy   | N    | u                                       |            | Iter |                  | - conveyed. The conne  |                | _  | U        | ' <i>'''''</i><br>] | Item   | <del>-</del>   |           | T           |
| Cable TV Wiring                               | ┪    | 1    |   |            |      |                  | nes (Nat/LP)   | +              |  | -        |                     |  | Y              | N         | U           |
| Carbon Monoxide Det.                          | +    | 100  |   |            |      | Tul              | <del></del>  | 1              | <del>                                     </del> | -        |                     | Pump: sump grinder   | -              | <b>-</b>  | $\sqcup$    |
| Ceiling Fans                                  | V    |      |   | -          |      |                  | n System   | +              | V  | -        |                     | Range/Stove  |                |           | Н           |
| Cooktop                                       | V    |      |   |            |      | row              |  | <del>  .</del> | 1  | <u> </u> |                     | Roof/Attic Vents   | ~              | 1         | $\vdash$    |
| Dishwasher                                    |      | V    |   |            |      |                  | r Grill  | <del> </del> , | V  |          |                     | Sauna  | $\vdash\vdash$ | V         | $\vdash$    |
| Disposal                                      |      | 1    |   | _          |      |                  | ecking   | 1              | -  |          |                     | Smoke Detector   | $\vdash$       | 1         |             |
| Emergency Escape                              |      | 1    |   |            |      |                  | ng System  | <del> </del>   |  |          |                     | Smoke Detector – Hearing   | $\vdash$       | _         | H           |
| Ladder(s)                                     |      |      |   |            |      |                  | <b>3</b> - <b>7</b> - 1 - 1 - 1  | V              |  |          |                     | Impaired   |                | 1         |             |
| Exhaust Fans                                  | V    | ,    |   | F          | 200  | ol .             |  |                | 1/   |          |                     | Spa  |                | V         | $\dashv$    |
| Fences  | V    |      |   | F          | 200  | l Ed             | uipment  |                | ·/   |          |                     | Trash Compactor  | $\dashv$       | V         | -           |
| Fire Detection Equip.                         |      | 1    |   |            |      |                  | aint. Accessories  |                | <b>'</b> /                                       | $\neg$   |                     | TV Antenna   |                | 1         | $\dashv$    |
| French Drain                                  |      | 1    |   |            |      |                  | ater   |                | 1  |          |                     | Washer/Dryer Hookup  | V              | $\dashv$  | $\dashv$    |
| Gas Fixtures                                  |      |      |   | F          | Pub  | lic S            | Sewer System   | 1              |  |          |                     | Window Screens   | V              | $\exists$ | _           |
| Item  |      |      |   | Υ          | N    | U                |  |                |  | 1-1:4    |                     |  |                |           |             |
| Central A/C                                   |      |      |   | ┿          | V    | ,                | Metostrio Mass   |                |  |          |                     | nal Information<br>Inits: / E/ectvic   |                |           | _           |
| Evaporative Coolers                           |      |      |   | +          | V    | <del> </del>     | number of units:   |                | ame  | er       | OT U                | inits: _/ 11 4 17 1  |                |           | _           |
| Wall/Window AC Units                          |      |      |   | 1          | -    | ┼                |  |                |  |          | =                   |  |                |           | _           |
| Attic Fan(s)                                  |      |      |   | 10         | 1    |                  | number of units:   | <u> 7</u>      | U  |          |                     |  |                |           |             |
| Central Heat                                  |      |      |   | -          | 1    | -                | if yes, describe:  |                |  |          |                     |  |                |           | _           |
| Other Heat                                    |      |      |   | ╂          | 1    | <del>  -  </del> | ☐ electric ☐ gas   | ทเ             | ımb  | er c     | ot u                | nits:  |                |           | _           |
| Oven  |      |      |   | 1          | 1,   | $\vdash$         | if yes, describe:  | - 1            |  |          | -                   |  |                |           | _           |
| Fireplace & Chimney                           |      |      |   | 1          | V    | ╁┤               | number of ovens:   |                |  |          |                     | etric gas other:   |                |           | _           |
| Carport                                       |      |      |   | 1          | -    |                  | ☐ wood ☐ gas log ☐ attached ☐ no   |                | _  |          | K                   | other:   |                |           |             |
| Garage  |      |      |   | +          | 1/   | +                |  |                |  |          |                     |  |                |           | _           |
| Garage Door Openers                           |      |      |   | +-         | 2    | $\vdash$         | ☐ attached ☐ no number of units:   | an             | acn  | ea       |                     |  |                |           | _           |
| Satellite Dish & Controls                     |      |      | -1                                      | ┼-         | 3    |                  | owned ☐ lease  | d fr           |  |          |                     | number of remotes:   |                |           | 4           |
| Security System                               |      |      | <del></del>                             | $\vdash$   | 1    |                  | Ø owned ☐ lease  |                |  |          |                     |  |                |           |             |
| Water Heater                                  |      |      |   | 2          | Ť    |                  | ☐ electric ☐ gas   |                | oth  |          |                     | number ofit  |                |           | -           |
| Water Softener                                |      |      |   |            | 1    | 1                | owned lease  |                |  | <u></u>  |                     | number of units:   |                |           |             |
| Underground Lawn Sprin                        | kler |      |   |            | 7    | $\vdash$         | automatic m  |                |  | 211      | 100                 | covered:   |                |           | _           |
| Septic / On-Site Sewer F                      |      |      |   | 1          | -    |                  | The state of the s |                |  |          |                     | covered:<br>Dn-Site Sewer Facility (TAR-14                                     |                | :         | _           |
| ΓAR-1406) 7-2-07                              |      |      | Initiale                                | ir<br>ed h | V. ( | Selle            |  |                |  |          |                     |  |                |           |             |
| I Tohmoon P. Associates D. J. P. J. and W. S. |      | . '  | ······································· | , u D      | y. ( | JU110            | ··   |                | ai iU  | DU       | yer:                | ·, Pa  | ge             | 1 0       | 15          |

| Concerning the Property Water supply provided b  | , ut  | <u> </u>  |                |          |   | Bellvi   | 116   | e, T   | x 77418  |             |     |            |
|--|---|-----------|----------------|----------|---|--|---|--|--|-------------|-----|------------|
|  | v: Mc   | itv 🗖     | well  MII      | ם נ      | 7.00-                                       | on 🗆 un  | kno   | NA/D   | other:   |             |     |            |
| Was the Property built b   | efore 1   | 978?      | ⊡Kves □n       | ר ב      | ייטטיק.<br>מעוד                             | opjuiii<br>known   | KIIO  | 70011  | Li other.  | <del></del> |     | _          |
| (If yes, complete, si  | ian anc   | l attacl  | TAR-1906       | conc     | un  | a lood boo   | 204   | naint  | homovele)  |             |     |            |
| Roof Type:   | 005, and  | 100       | \              | JOH (C   | ennii<br>Gunii                              | y lead-bas   | sea<br>)  | paint  | nazards).  |             |     |            |
| Is there an overlay roof   | COVORIN   | a on th   | o Bronosti (   | <i>F</i> | tge:_                                       | 10   |   |  | ced over existing shingles or roo  | pprox       | ima | at         |
| □ yes □ no □ unkn  | COVELILI  | g on u    | ie Froperty (s | sunic    | jies o                                      | r root cov   | erin  | ig pia   | ced over existing shingles or roo  | of cove     | rin | g)         |
| <u> </u>   |   |           |                |          |   |  |   |  |  |             |     |            |
| Are you (Seller) aware o   | of any of   | f the ite | ems listed in  | this     | Section                                     | on 1 that a  | are   | not in   | working condition, that have de  | fects,      | or. | ar         |
| need of repair?  | : 🔑 no  | If yes    | s, describe (a | ttach    | n add                                       | itional she  | ets   | if ned   | cessary):  |             |     |            |
|  | <del></del>   |           |                |          |   | <del></del>  |   |  |  |             |     |            |
|  |   |           |                |          |   | <del></del>  |   |  |  |             |     |            |
|  |   |           |                |          |   |  |   |  |  |             |     | _          |
| Section 2 Are you (C.  | مالمیل م  |           |                |          |   |  |   |  |  |             |     | _          |
| aware and No (N) if you  | eller) a  | ware c    | or any derect  | is or    | mali  | unctions   | in  | any c  | of the following?: (Mark Yes ()  | ) if yo     | u a | ar         |
|  |   |           |                |          |   |  | - ,-  |  |  |             |     |            |
| Item   | - Υ   | N         | Item           |          |   |  | <b>Y</b>  | Ŋ  | Item   |             | Y   | N          |
| Basement   |   |           | Floors         |          |   |  | _   | <u></u>  | Sidewalks  |             | 1   | 1          |
| Ceilings   |   | V         | Foundation     |          | Slab(s                                      | s)   |   |  | Walls / Fences   |             | 7   | V          |
| Doors  |   |           | Interior W     |          |   |  |   | <i>'</i>   | Windows  |             |     | V          |
| Driveways  |   | 1         | Lighting F     |          |   |  | b   |  | Other Structural Components  |             | 7   | ê,         |
| Electrical Systems   |   | 1         | Plumbing       | Sys      | tems  |  | 2   | <u> </u>   |  |             | 7   |            |
| Exterior Walls   |   |           | Roof           |          |   |  | 1   | 7  |  |             | 十   |            |
| Section 3 Are you (Se  | eller) av   |           |                |          |   |  |   |  | neets if necessary):   |             |     |            |
| Section 3. Are you (Se<br>you are not aware.)  | eller) av   |           |                |          |   |  |   |  | rk Yes (Y) if you are aware an   |             |     |            |
| Section 3. Are you (Se<br>you are not aware.)<br>Condition   | eller) av   |           |                | folio    | owing                                       | g conditio   | ons   | : (Ma  |  | d No (      | (N) | it         |
| ou are not aware.)   | eller) av   |           |                | folio    |   | g condition  | ons   | : (Ma  | rk Yes (Y) if you are aware an   | d No (      | (N) | it         |
| Condition Aluminum Wiring  | eller) av   |           |                | folio    | owing                                       | Condition Previous   | ons<br>tior   | : (Ma  | rk Yes (Y) if you are aware an<br>Repairs  | d No (      | (N) | if         |
| Condition Aluminum Wiring Asbestos Components  |   | ware o    |                | folio    | owing                                       | Condition Previous Other S   | ons<br>tior<br>us l   | : (Ma<br>n<br>Roof I   | rk Yes (Y) if you are aware an   | d No (      | (N) | if         |
| Condition Aluminum Wiring Asbestos Components Diseased Trees:  | k wilt [  | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other Stadon  | tior<br>us I<br>Stru  | : (Ma<br>n<br>Roof I   | rk Yes (Y) if you are aware an<br>Repairs  | d No (      | (N) | it         |
| Condition Aluminum Wiring Asbestos Components  | k wilt [  | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling  | tior<br>us I<br>Stru<br>Ga  | : (Ma<br>n<br>Roof I<br>uctura   | rk Yes (Y) if you are aware an<br>Repairs  | d No (      | (N) | i N        |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oal Endangered Species/Ha Fault Lines  | k wilt [  | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling Soil Mo  | tior<br>us I<br>Stru<br>Ga<br>g   | : (Ma<br>n<br>Roof I<br>uctura<br>as<br>ment   | rk Yes (Y) if you are aware an<br>Repairs<br>Il Repairs  | d No (      | (N) | ii N       |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak Endangered Species/Ha Fault Lines Hazardous or Toxic Was   | k wilt [  | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling Soil Mo  | tior<br>us I<br>Stru<br>Ga<br>g<br>ove  | : (Ma<br>n<br>Roof I<br>uctura<br>as<br>ment   | rk Yes (Y) if you are aware an Repairs Il Repairs  | d No (      | (N) |            |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: oal Endangered Species/Ha Fault Lines Hazardous or Toxic Was Improper Drainage   | k wilt [<br>abitat or   | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling Soil Mo Subsur Underg  | tior us I Stru Ga g ove   | : (Main<br>Roof I<br>uctura<br>as<br>ment<br>se Stru   | rk Yes (Y) if you are aware an Repairs Il Repairs ucture or Pits torage Tanks  | d No (      | (N) |            |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak Endangered Species/Ha Fault Lines Hazardous or Toxic Was   | k wilt [<br>abitat or   | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling Soil Mo Subsur Underg  | tior us I Stru Ga g ove rfac grou ted   | : (Ma<br>Roof I<br>uctura<br>as<br>ment<br>e Stru<br>und Si<br>Ease  | rk Yes (Y) if you are aware an Repairs Il Repairs ucture or Pits torage Tanks ments  | d No (      | (N) |            |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: ☐ oak Endangered Species/Ha Fault Lines Hazardous or Toxic Was Improper Drainage Intermittent or Weather S Landfill  | k wilt [abitat or<br>ste<br>Springs   | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling Soil Mo Subsur Underg Unplatt Unreco   | tior<br>us I<br>Stru<br>Ga<br>g<br>ove<br>rfac<br>grou<br>ted   | : (Ma<br>Roof I<br>uctura<br>as<br>ment<br>ee Stru<br>und Si<br>Ease<br>ed Ease  | rk Yes (Y) if you are aware an Repairs Il Repairs ucture or Pits torage Tanks ments sements  | d No (      | (N) | コード・スノレンシー |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: oak Endangered Species/Ha Fault Lines Hazardous or Toxic Was Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lea  | k wilt [abitat or   | ware o    | f any of the   | folio    | owing N                                     | Condition Previous Other S Radon Settling Soil Mo Subsur Underg Unplatt Unreco   | tior<br>us I<br>Stru<br>Ga<br>g<br>ove<br>rfac<br>grou<br>ted<br>orde   | : (Main<br>Roof I<br>Juctural<br>as<br>ment<br>be Struund St<br>Ease<br>ed Ease<br>aldeh   | rk Yes (Y) if you are aware an Repairs Il Repairs Ucture or Pits torage Tanks ments sements yde Insulation   | d No (      | (N) |            |
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## 409 N Hunt St If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Section 4. Are you (Seller) aware of any item, equipment, or system in on the Property that is in need of repair, which has not been previously disclosed in this notice? yes I no If yes, explain (attach additional sheets if necessary): \_\_\_\_ Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not Ø in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: দি 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 দ with others. If yes, complete the following: Any optional user fees for common facilities charged? yes 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. Ñ 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, 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). If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_ \_\_\_\_, and Buyer: \_\_\_\_\_, \_\_\_\_

(TAR-1406) 7-2-07

Page 3 of 5

| Concerning the Propert                                      | y at  | Bellville, Tx 77418   |  |
|---|---|---|--|
| Section 6. Seller □   | has 🗍 has not attached a su   | rvey of the Property.   |  |
| regularly provide insp                                      | e last 4 years, have you (Sel<br>ections and who are either li<br>no If yes, attach copies ar   | ler) received any written inspection icensed as inspectors or otherwise and complete the following:   | n reports from persons wh<br>permitted by law to perforr               |
| Inspection Date Ty  | /pe Name of Insp  | pector  | No. of Pages   |
|   |   |   | Tro. or rages  |
|   |   |   |  |
|   |   |   |  |
| Note: A buyer sl<br>Propei                                  | nould not rely on the above-c   | cited reports as a reflection of the c<br>spections from inspectors chosen b  | current condition of the   |
| Section 8. Check any  Homestead                             | tax exemption(s) which you (☐ Senior Citiz  | (Seller) currently claim for the Propo<br>zen ☐ Disabled  |  |
| ☐ Wildlife Managem  |   | ☐ Disabled Veteran  | ı  |
|   |   | 🗖 Unknown   |  |
| equirements of Chapte                                       | r 700 of the Health and Safety  | e detectors installed in accordanc<br>y Code?* □ unknown ௴no □ y  | oo If no an embassion as all t   |
|   |   |   |  |
| which the dwelling know the building local building office. | installed in accordance with the gris located, including performal code requirements in effect in that for more information.  the statements in this notice are | equires one-family or two-family dwell<br>e requirements of the building code it<br>nce, location, and power source requit<br>your area, you may check unknown<br>the true to the best of Seller's belief and<br>naccurate information or to omit any m | in effect in the area in irements. If you do not above or contact your |
| Signature of Seller<br>Printed Name: Jimmie                 | D Grisham   | Date Signature of Seller Printed Name: Betty L Car  | Date   |
| ΓAR-1406) 7-2-07  | Initialed by: Seller:   | , and Buyer:  | , Page 4 of 5  |

(4)

#### **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 <u>www.txdps.state.tx.us</u>. 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 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.

| The following providers currently provide service to the provided to the provi | operty:                  |
|--|--------------------------|
| Electric: City of Dellville  | _ sewer: City of Dellule |
| Water:   | _ Cable:                 |
| Trash:   | _ Natural Gas:           |
| Local Phone:   | Propane:                 |

(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 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.

| Signature of Buyer Printed Name: | 8/14/08<br>Date | Signature of Buyer Printed Name: | 8-15-08<br>Date |
|----------------------------------|-----------------|----------------------------------|-----------------|
|                                  |                 | Filitied Name.                   |                 |

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## Information About Brokerage Services

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in

writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

- \* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.
- \*\* If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K