



SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

13969 FM 1255

Canton

Van Zandt

(STREET ADDRESS AND CITY)

COUNTY

NOTE: Effective January 1, 1994, Section 5.008 of the Texas Property Code (the "Code") requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the Property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN. A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED, LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER OR ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION. THE METROTEX ASSOCIATION OF REALTORS®, INC., THE GREATER METRO MULTIPLE LISTING SERVICE OR ANY MULTIPLE LISTING SERVICE, AND THE LISTING BROKER HAVE RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

- The Property is currently: I did not abandon the property - I kept the insurance up and let due to all the abuse from Ricky Roid who sold his property?
☒ Owner occupied ☐ Estate ☐ Foreclosure
☐ Leased ☐ Vacant since Temporary
 - If owner occupied, for 23 years
 - If not owner occupied, for 23 years
 - If leased: Origination Date next door. I
 Expiration Date do not have a permanent address yet. Reason is
- Seller is the current owner of the Property and can sell the Property without being joined by any other person: do not have a permanent address yet. Reason is
☒ Yes ☐ No
 - If "No", explain: do not have a permanent address yet. Reason is
- Is Seller a United States citizen?
☒ Yes ☐ No
 - If "No", is Seller a "foreign person" as defined in the Internal Revenue Code?
☐ Yes ☐ No
- Check any of the following tax exemptions which Seller claims for the Property:
☒ Homestead ☒ Senior Citizen
☐ Disabled ☒ Disabled Veteran Husband
☐ Agricultural ☒ Other Catt. sold when husband became ill and died 2 years later
- Is there currently in force for the Property a written Builder's Warranty?
☐ Yes ☐ No ☒ Unknown 903-330-5594 @ 903-848-1149
 - If "Yes", Identify the warranty by stating:
 Name of Company issuing warranty: Septic System
Cost \$5,000.00 B.H. Shaw Canton
 Warranty Number: Unknown
Also 400' Water Well - Installed By Chambers/Phillips - Canton, TX
- Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?
☐ Yes ☐ No ☒ Unknown
 - If "Yes", identify the warranties: Stove new when my daughter accidentally broke the glass.
 Are there any pending or threatened condemnation proceedings which affect the Property?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", identify the warranties: Not that I know of.
- Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____
- Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☐ No
 - If "Yes", explain: I have not had the roof inspected since the 2010 tornadoes or the last one because too fat to travel. A qualified Roof inspector should inspect the Roof because the insurance should pay for any damage. Call State Farm for a claim. Other damages were caused by greedy persons trying to run me off, including the Electricity. The Breaker was removed from Garage.

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10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ Yes ☐ No
If yes, attach copies and complete the following

Date of Inspection	Type of Inspection	Name of Inspector/Company	# Pages	Attached (Y/N)

Explanatory comments by Seller, if any: _____

A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors of the buyer's own choice.

INFORMATION ABOUT EQUIPMENT AND SYSTEMS

11. For items listed below in Section 11, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or are not included in the sale.
NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE/DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Attic Fan	☒	☐	☐		☐	Removed
Automatic Lawn Sprinkler System (Front ___ / Back ___ / Left Side ___ / Right Side ___ / Fully ___)	☒	☐	☐		☐	
Carbon Monoxide Alarm	☒	☐	☐		☐	
Cable TV Wiring	☒	☐	☐		☐	
Ceiling Fan(s)	☐	☐	☐		☒	Just 1 in Kitchen
Cooktop (Gas ___ / Electric ☒)	☐	☐	☐		☒	Sears Free Standing Stove
Cooling (Central Gas ___ / Electric ☒) # Units	☐	☐	☐		☒	
Cooling (Window ☒ / Wall ___ / Evaporative Coolers ___)	☐	☒	☐		☐	
Dishwasher	☐	☒	☐		☐	
Disposal	☒	☐	☐		☐	
Electrical System	☐	☐	☐		☒	Breaker Removed from Garage
Emergency Escape Ladder(s)	☒	☐	☐		☐	Removed
Exhaust Fan(s)	☒	☐	☐		☐	
Fire Detection Equipment (Electric ___ / Battery Operated ☒)	☐	☒	☐		☐	
Garage Door Opener(s) & Controls (Automatic ___ / Manual ☒) # Controls	☐	☐	☐		☒	
Gas Fixtures	☒	☐	☐		☐	Replace with Elect.
Gas Lines (Natural ___ / Liquid Propane ☒)	☐	☐	☒		☐	" " "
Heating (Central ___ / Electric ☒) # Units	☐	☐	☐		☒	
Heating (Window ☒ / Wall ☒)	☒	☐	☐		☒	Not Replaced
Hot Tub	☒	☐	☐		☐	
Ice Maker	☒	☐	☐		☐	
Intercom System	☒	☐	☐		☐	
Lighting Fixtures	☒	☒	☐		☐	Breaker Box Needs Replaced. In Garage Vandalized
Media Wiring & Equipment	☒	☐	☐		☐	
Microwave	☒	☐	☐		☐	
Outdoor Cooking Equipment	☒	☐	☐		☐	
Oven (Gas ___ / Electric ☒)	☐	☐	☐		☒	Free Standing Stove
Oven - Convection	☒	☐	☐		☐	Sears - New Glass Broken
Plumbing System	☐	☒	☐		☐	Underground To Road
Public Sewer & Water System	☒	☐	☐		☐	Public Water available
Range (Gas ___ / Electric ☒)	☐	☐	☐		☒	New Sears Free Standing

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N/A

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator	☒	☐	☐			
Satellite Dish and Receiver	☐	☒	☐			Removed
Laundry	☒	☐	☐			Should Be Working
Security System(s) (In Use / Abandoned ☒)	☐	☐	☒			Had 3 that didn't work
Septic or other On-Site Sewer System	☐	☒	☐			Underground
Shower Enclosure & Pan	☐	☒	☐			Underground 3 lines to the Road
Smoke Detector-Hearing Impaired	☒	☐	☐			
Spa	☒	☐	☐			
Stove (Free Standing) For Heating (Free Standing)	☒	☐	☐			Removed
Swimming Pool & Equipment	☒	☐	☐			
Swimming Pool Built-In Cleaning Equipment	☒	☐	☐			
Swimming Pool Heater	☒	☐	☐			
Trash Compactor	☒	☐	☐			Trash Service
TV Antenna	☐	☒	☐			Top of House
Water Heater (Gas / Electric ☒)	☐	☒	☒			Turned Off for Rep
Water Softener	☒	☐	☐			Located
Wells - Water 400' Deep	☐	☐	☐	Pump	☒	400' ST Water Well

INFORMATION ABOUT STRUCTURE/OTHER

STRUCTURE / OTHER	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	☒	☐	☐			
Carport (Attached / Not Attached)	☒	☐	☐			
Ceilings	☐	☒	☐			Been Repainted
Doors	☐	☒	☐			Screen Door - Back - Replace
Drains (French / Other)	☐	☒	☐			Septic People Covered Up
Driveway	☐	☒	☐			Rock
Electrical Wiring	☐	☒	☐			Fence in Front Yard
Fences	☐	☒	☐			Neighbors Cut Wires
Fireplace(s)/Chimney (Mock)	☒	☐	☐			None
Fireplace(s)/Chimney (Wood burning)	☒	☐	☐			None
Fireplace(s)/with gas logs	☒	☐	☐			None
Floor	☐	☒	☐			Water line
Foundation	☐	☒	☐			Under House / Neighbors Cut
Garage (Attached / Not Attached)	☐	☒	☐			Not Sure
Lighting (Outdoor)	☐	☒	☐			Garage Door - Repair
Patio / Decking	☒	☐	☐			Light on Front & Back
Retaining Wall	☐	☐	☐			None / Porches
Rain Gutters and Down Spouts	☐	☐	☐			Removed - Rotten Wood
Roof	☐	☐	☐			None - French Drain
Sidewalk	☐	☒	☐			Have checked since Termite
Skylight(s)	☒	☐	☐			Made 2 New Ones
Sump or Grinder Pump	☐	☐	☐			None
Walls (Exterior/Interior)	☐	☒	☐			Don't Know (None)
Washer / Dryer Hookups (Gas / Electric ☒)	☐	☒	☐			In Garage
Windows	☐	☒	☐			
Window Screens	☐	☒	☐			Some need Replace
Other	☐	☐	☐			
Other	☐	☐	☐			Water Line Under the
Other	☐	☐	☐			House
Other	☐	☐	☐			Pump to Water Well
Other	☐	☐	☐			Replace Pump

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12. If stucco, what is the type of stucco? _____

13. The Shingles or roof covering is constructed of:

☐ Wood ☐ Composition ☐ Tile ☐ Other 3Is there an overlay covering? New Roof when we Bought House
☐ Yes ☐ No ☒ Unknown

14. The age of the shingles or roof covering:

____ Years ☒ Unknown

Is the roof paid for by the Property Owners Association?

☐ Yes ☒ No ☐ Unknown

15. The electrical wiring of the Property is:

☐ Copper ☐ Aluminum ☒ Unknown☐ Other (specify) _____16. Is there an alarm system? ☐ Yes ☒ No

- If "Yes", system is:

☐ Owned by Seller ☒ Leased by Seller- If leased, is lease transferable? ☐ Yes ☒ NoMonitor Charge ☐ Mth ☐ Qtr ☐ Yr. \$ _____Lease Charge ☐ Mth ☐ Qtr ☐ Yr. \$ Had (\$)17. Is the heating and cooling controlled by the Property Owners Association? ☐ Yes ☒ No ☐ Unknown

18. Please identify other systems, if any, of the Property which are leased and not owned by the Seller:

None to My Knowledge19. Year the Property was constructed: 1965☐ Per Owner ☒ Tax Rolls

(If before 1978 complete, sign and attach TAR 1906 concerning lead-based paint hazards.)

MISCELLANEOUS INFORMATION ABOUT PROPERTY

19. Is the Seller aware of any of the following conditions? (Visible or Not)

	YES	NO	UNKNOWN	IF "YES" EXPLAIN
ASBESTOS Components?	☐	☒	☐	
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?	☐	☒	☐	
Carpot Stains/Damage?	☐	☒	☐	<u>No Carpet in House</u>
Located on or near CORP OF ENGINEERS Property?	☐	☐	☒	
Any DEATH on the property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	☐	☒	☐	
Inplatted EASEMENTS?	☐	☐	☒	
FAULT Lines?	☐	☐	☒	
Previous FIRES?	☒	☐	☐	<u>Pasture - Fire Dept Called</u>
Any FORECLOSURES pending or threatened with respect to the Property?	☐	☒	☐	<u>Years Ago - Joe Took Care of That</u>
Urea formaldehyde INSULATION?	☐	☐	☒	
LANDFILL?	☐	☒	☐	
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property?	☐	☒	☐	
Lead-based PAINT?	☐	☐	☒	<u>Most Rooms Were Painted</u>
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time?	☐	☒	☐	<u>Painted No Lead Based Paint.</u>
Above-ground impediment to swimming POOL?	☐	☒	☐	
Underground impediment to swimming POOL?	☐	☒	☐	
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual?	☐	☒	☐	<u>Electricity Cut off.</u>
RADON gas?	☐	☒	☐	<u>Don't Know What That Is.</u>
House SETTLING?	☐	☒	☐	<u>Sits on Rock Hill.</u>
SOIL Movement?	☐	☒	☐	<u>French Drain / Clean Out</u>
Subsurface STRUCTURES, Tanks, or Pits?	☐	☒	☐	<u>French Drain Needs Cleaned Out.</u>
Hazardous or TOXIC WASTE affecting the Property?	☐	☒	☐	
Holes in WALLS?	☐	☒	☐	

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	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair?	☐	☐	☒	Not Likely - ON Hill
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Area", TAR 1414)	☐	☐	☒	Not Likely - ON Hill
Located in 100 year FLOOD PLAIN?	☐	☐	☒	Not Likely - ON Hill
Located in Floodway?	☐	☐	☒	Not Likely - ON Hill
Located in a city flood plain?	☐	☐	☒	Not Likely - ON Hill
Tax or judgment liens?	☐	☒	☐	
In an ETJ district? (Extra Territorial Jurisdiction)	☐	☐	☒	
Diseased TREES?	☐	☒	☐	
Liquid Propane Gas?	☐	☒	☐	
- LP Community (Captive)?	☐	☐	☒	
- LP on Property?	☐	☐	☒	
Single Blockable Main Drain in a Pool/Hot Tub/Spa* * A Single Blockable Main Drain may cause a suction entrapment hazard for an individual.	☐	☐	☒	

20. If the Property is part of a Property Owner's Association, state the following information:

- Association Name: No
- Association Management Company: None
- Association Email: None
- Association Phone Number: None
- Amount of dues or assessments: \$ None
- Assessment amount is:
Monthly \$ N/A Quarterly \$ N/A Annually \$ N/A
- Payment of dues/assessments is:
☐ Mandatory ☐ Voluntary
- Amount of Unpaid Dues or Assessments, if any: \$ None
- Optional Membership: \$ None

21. Has the Property (or the Property Owner's Association of which of which the Property is a part) been the subject of any pending or concluded litigation?

- ☐ Yes ☒ No ☐ Unknown

- If "Yes", attach an explanation

22. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

- ☐ Yes ☒ No ☐ Unknown

If "Yes", explain: None

23. The Property is currently serviced by the following utilities or systems (check as applicable):

- ☒ Water ☐ Sewer ☒ Septic ☐ Cable TV
☒ Electricity ☐ Gas ☐ Public Water is Available

High Speed Internet Availability: ☒ Cable ☐ DSL ☐ Unknown

Other: Direct TV

Are any of these paid for by the Property Owner's Association ☐ Yes ☒ No ☐ Unknown

If yes, explain: None

24. The water service to the Property is provided by (check as applicable): ☐ City ☒ Well ☐ MUD ☐ Coop Water

Are any of these paid for by the Property Owner's Association ☐ Yes ☒ No ☐ Unknown city

If yes, explain: None A/L available

25. Is Property Owner's Association parking:

- ☐ Assigned ☐ Unassigned # Spaces
Space Number(s) are: N/A
☐ Carport ☐ Uncovered ☐ Garage

26. Is there any rainwater harvesting system connected to the property?

- ☐ Yes ☐ No ☒ Unknown

- Is the system connected to the property's public water supply that is able to be used for indoor potable purposes?

- ☐ Yes ☒ No ☐ Unknown

- Is the system larger than 500 gallons?

- ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: N/A

27. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?

- ☐ Yes ☒ No ONLY Fence between Imogene L Reid and Ricky

28. Are there any outstanding mechanics and Material Man's liens or lis pendens against the Property?

- ☐ Yes ☒ No ☐ Unknown

INFORMATION ABOUT FOUNDATION

29. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert? ☐ Yes ☐ No ☒ Unknown

If "Yes", please attach the report

30. Have repairs been made to the foundation of the Property since its original construction? ☒ Yes ☐ No ☐ Unknown

If "Yes", please attach the report

The Septic Line was covered by dirt over the French Drain by installer Shaw. I did not realize that would cause rain overflow into Garage at The Time. We Covered Door with Board during Rain

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INFORMATION ABOUT DRAINAGE

31. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? ☒ Yes ☐ No ☐ Unknown

If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content:

The Septic System Passed an Inspection when Installed

32. Have repairs been made to the drainage of the Property since its original construction? ☐ Yes ☒ No ☐ Unknown

If "Yes", explain what repairs you know or believe to have been made: BH Shaw Co. Inc covered

The French Drain, causing drainage problems

33. Does the Seller know of any currently defective condition to the drainage of the Property? ☒ Yes ☐ No ☐ Unknown

If "Yes", explain: Not until The French Drain was covered with dirt

34. Have there been any previous incidents of flooding or other water penetration into the house, garage, or accessory buildings of the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration: Into The

Garage Since Septic System installed. But it passed inspection.

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

35. Has the Seller ever obtained a written report about active termites or other wood destroying insects? ☐ Yes ☒ No ☐ Unknown

If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its contents:

36. Has the Property been treated for termites or other wood destroying insects? ☐ Yes ☐ No ☒ Unknown

If "Yes", please state the date of treatment:

37. Have there been any repairs made to damage caused by termites or other wood destroying insects? ☐ Yes ☒ No ☐ Unknown

If "Yes", explain what repairs you know or believe to have been made: Not After we bought the Property. Had it Sprayed By a professional

38. Do active termites or other wood destroying insects currently infest the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes", explain: Not to my knowledge

39. Is there any existing termite damage in need of repair?

☐ Yes ☐ No ☒ Unknown

If "Yes", explain:

40. Is the Property currently covered by a termite policy?

☐ Yes ☐ No ☒ Unknown ☐ POA Maintained

If "Yes", identify the policy by stating:

Name of Company issuing the policy: State Farm

Home Insurance with 1

Policy Number: 72-BE-G-473

Date of policy renewal: 8-27-17-1

Phone Number: 903-567-0555

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

41. Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions?

The presence or removal of asbestos?

☐ Yes ☒ No

The presence of radon gas?

☐ Yes ☒ No

The presence or treatment of mold?

☐ Yes ☒ No

The presence of lead based paint?

☐ Yes ☒ No

If "Yes", explain: The dirt over the French Drain needs to be removed. Other than that The Septic works Great.

42. If the answer to any part of Question #41 is "Yes", has the Seller ever obtained a written report for addressing such environmental hazards?

☐ Yes ☒ No

If "Yes", explain: IT Passed Inspection when installed. Problem didn't show
(Identify any reports by stating the date of the report, the person or company who made the report, and its contents.) At First

43. Is the Seller aware of previous use of premises for manufacture of Methamphetamine?

☐ Yes ☒ No

44. Is the Seller aware of any condition not previously addressed in this Disclosure Statement which, in Seller's opinion, is a defective condition or adversely affects the Property?

☐ Yes ☐ No ☒ Unknown

If "Yes", explain: There are 3 Large Septic Tanks on Side of The House. There are 3 Lines From The House To The Fence across The property by The Highway 1255 in front of The House. My experience with Real Estate was with Tract Homes in The city. I knew very little about Land, so this problem was out of my experience. I depended on Shaw Co to do The job Right. I believe it can be

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ACKNOWLEDGEMENT BY SELLER

45. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

[Signature] N/A
Seller(s) Initials Seller(s) Initials

46. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

[Signature] N/A
Seller(s) Initials Seller(s) Initials

47. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

[Signature] N/A
Seller(s) Initials Seller(s) Initials

DISCLOSURES**Municipal Utility District Disclosures**

Check All That Apply:

(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)

- ☐ The Property is located in a Municipal Utility District (MUD) which is either:
- ☐ Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)
 - ☐ Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)
 - ☐ Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)

On-Site Sewer Facility

If the Property has a septic or other on-site sewer facility

- ☐ Attached is Information About On-Site Sewer Facility (TAR #1407) Not Attached. May Find Them.
- ☐ Property is located in a Public Improvement District (PID)

SMOKE DETECTION EQUIPMENT

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?*

☐ Yes ☐ No ☒ Unknown If no, or unknown, explain. (Attach additional sheets if necessary):

Stone Bought Detector, Check Batteries for still working. Unit is fairly new.

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

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

INDEMNIFICATION

SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

Imogene Louise Reid 8-16-2017 N/A
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
Imogene Louise Reid [Signature]

13969 FM 1255
PROPERTY ADDRESS: Canton, TX 75103

MetroTex Association of REALTORS® 7167 May 2016 Buyer's Initials _____ Buyer's Initials _____ Seller's Initials [Signature] Seller's Initials N/A

SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8

NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. **THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.**
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If the Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 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.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property:

BUYER

DATE

BUYER

DATE

PRINT NAME

PRINT NAME

13969 FM 1255

PROPERTY ADDRESS: Canton, TX 75103

SELLER'S DISCLOSURE NOTICE - PAGE 8 OF 8

MetroTex Association of REALTORS® 7167 May 2016 Buyer's Initials _____ Buyer's Initials _____ Seller's Initials AK Seller's Initials AK