

## TEXAS ASSOCIATION OF REALTORS®

## SELLER'S DISCLOSURE NOTICE ©Texas Association of REALTORS®, Inc. 2017

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.

			378 Lochte-Wise Road Fredericksburg, TX 78624										
CONCERNING THE PROP	200000			_	_								-
DATE SIGNED BY SELLE	RA	ND I	SN	TC	AS	SUBSTITUTE FOR ANY	IN	SPE	ECTIC	ON OF THE PROPERTY AS INS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	BU	IYE	R
Section 1. The Property	rt/ has	the i	tems	or_ s m	_ n ark	ever occupied the Proper ed below: (Mark Yes (Y	rty ), N	lo (	N), or	unknown (U).) which items will & will not convey		erty	?
Item	ΙY	N	U	It	em		Y	N	U	Item	Y	N	U
Cable TV Wiring	V	1	7	100	200.00	Propane Gas:		1		Pump: sump grinder		/	
Carbon Monoxide Det.		$\vdash$	1	-		community (Captive)		1		Rain Gutters	/		
Ceiling Fans	1	$\vdash$		$\overline{}$		n Property		~		Range/Stove	V		
Cooktop	1	$\Box$		_	ot T			1		Roof/Attic Vents		V	
Dishwasher	V		7	In	tero	om System		V		Sauna	,	V	
Disposal	1	1		M	icro	wave	V			Smoke Detector	1		
Emergency Escape Ladder(s)		<b>V</b>		Outdoor Grill						Smoke Detector - Hearing Impaired		1	
Exhaust Fans		1	7	Patio/Decking						Spa		1	
Fences	1		1	Plumbing System						Trash Compactor		V	
Fire Detection Equip.	V			Pool				2		TV Antenna		1	
French Drain		1		Pool Equipment						Washer/Dryer Hookup	/		
Gas Fixtures		V		_		Maint. Accessories		V		Window Screens	/		
Natural Gas Lines		V		Р	ool	Heater	V			Public Sewer System		<b>V</b>	
Item			Y	N	U		A	dd	itiona	I Information			
Central A/C			~		-	✓ electric gas num	be	rof	units:	3			
Evaporative Coolers				V		number of units:							
Wall/Window AC Units				V		number of units:							
Attic Fan(s)				~		if yes, describe:							
Central Heat			1		electric gas number of units: 3								
Other Heat			1		if yes, describe: electric wall units							_	
Oven			V			number of ovens:		_ 6	electri	gas other:			
Fireplace & Chimney			V			✓ wood gas logs	_	ock	ot	her:	1		_
Carport				1		attached not attached	che	d					
Garage			V			attached not attached	che	d					
Garage Door Openers				1		number of units:			nı	imber of remotes:			
Satellite Dish & Controls			1	-		✓ ownedlease from	_				_		_
Security System				/		ownedlease from							_
Water Heater			V				her	:		number of units:			_
Water Softener				V		owned lease from							_
Underground Lawn Sprinkler						automatic manual areas covered:							
Septic / On-Site Sewer Facility ✓						if yes, attach Information About On-Site Sewer Facility (TAR-1407)							

and Seller: (TAR-1406) 09-01-17 Initialed by: Buyer: R. Meador Hall, Broker, 8123 W Hwy 71 Austin, TX 78735 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix Meador Hall

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Concerning the Prope	arty at				F	378 Locht					
		1									
Water supply provided Was the Property buil	t before 19	78? ✓	yes no	un	known	1					
(If yes, complete,	sign, and a	attacn	1AR-1906 C	oncer	ning is	//n kh0	wh	l liazai	(approx	cimat	e)
Roof Type: Me To	roof cover	ing or	the Prope	rty (s	hinale	e or roof	COVE	erina r	olaced over existing shingles	or r	oof
covering)? yes	no unkr	ing or	the Flope	ity (a	simigie	5 01 1001	COVE	sing p	nacca ever existing entire		
Are you (Seller) awar are need of repair? lawh Sprinkk	ves no	If ves	. describe (a	attach	additi	onal sheets	s if n	ecessa	orking condition, that have def ary):	ecis,	Of
			+		_						
Section 2. Are you aware and No (N) if	(Seller) aw you are no	vare of	any defect	s or I	malfu	nctions in	any	of the	following?: (Mark Yes (Y) if	you a	are
Item	Y	N	Item				Υ	N	Item	Y	N
Basement		V	Floors					V	Sidewalks		V
Ceilings		1	Foundat	ion / S	Slab(s)			0	Walls / Fences		1
Doors		1	Interior V					1	Windows		1
Driveways		1	Lighting	Fixtu	res				Other Structural Components		/
Electrical Systems		1	Plumbing					V		N	
Exterior Walls		1	Roof							11.11	
Section 3. Are you you are not aware.)	(Seller) av	vare o	f any of the	follo	owing	conditions	s: (N	Mark Y	es (Y) if you are aware and N	lo (N	l) if
Condition				Y	N	Conditio	on			Y	N
Aluminum Wiring				V		Previous	s Fo	undatio	n Repairs		V
Asbestos Componen	ts				V	Previous	Ro	of Rep	airs	V	
Diseased Trees: oak wilt						Previous	s Oth	ner Str	uctural Repairs	V	
Endangered Species/Habitat on Property					1	Radon C	Gas				V
Fault Lines					V	Settling		17.			1
Hazardous or Toxic V	Vaste				1	Soil Mov	/eme	ent			1
Improper Drainage					/	Subsurfa	ace :	Structu	re or Pits	V	
Intermittent or Weather Springs					V	Undergr	ound	d Stora	ge Tanks		V
Landfill					1	Unplatte					V
Lead-Based Paint or	Lead-Base	ed Pt. I	Hazards		1	Unrecor					1
Encroachments onto	the Proper	ty			V	Urea-formaldehyde Insulation					
Improvements encro	aching on o	others'	property		V	Water P					1
Located in 100-year	Floodplain			V		Wetland	_	Prope	erty		1
Located in Floodway					V	Wood R				-	
Present Flood Ins. Co (If yes, attach TAR-1					~	destroyi	ng ir	nsects		Ι,	1
Previous Flooding in	to the Struc	ctures			V				for termites or WDI	V	-
Previous Flooding or		perty		V					WDI damage repaired	/	-
Located in Historic D	istrict				V	Previous				-	V
Historic Property Des	signation								mage needing repair	1	-
Previous Use of Prer of Methamphetamine	nises for M	lanufad	cture		~	Single E Tub/Spa		able N	lain Drain in Pool/Hot		1
(TAR-1406) 09-01-17		Initiale	ed by: Buyer:	uMI	,_	and s	Selle	r: M	Pa LO MONAM Pa	ige 2	of 5

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378 Lochte-Wise

Concerning	a the l	Property at Fredericksburg, TX 78624
		any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
		*A single blockable main drain may cause a suction entrapment hazard for an individual.
Section 4. which has	Are not	you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair been previously disclosed in this notice?yesno If yes, explain (attach additional sheets in previously is being sold as is.
	-	
not aware	. Are	you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N		m additions, structural modifications, or other alterations or repairs made without necessary permits or no ompliance with building codes in effect at the time.
		neowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
		Manager's name:Phone:
	Any	common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes others. If yes, complete the following:  Any optional user fees for common facilities charged? yes no If yes, describe:
		notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the perty.
		lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited divorce, foreclosure, heirship, bankruptcy, and taxes.)
		death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to condition of the Property.
		condition on the Property which materially affects the health or safety of an individual.
	Any haz	repairs or treatments, other than routine maintenance, made to the Property to remediate environmenta ards 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).
		rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public er supply as an auxiliary water source.
	The	Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any	portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the ansv	ver to	any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TAR-1406	09-01	1-17 Initialed by: Buyer:, and Seller:

Concerning the Property at			378 Lochte-Wise Fredericksburg, T		
Section 6. Seller has		ed a survey of	the Property.		
Section 7. Within the last regularly provide inspections?yes _/ no	4 years, have y	you (Seller) rec	eived any writter	n inspection reports r otherwise permitte	s from persons who ed by law to perform
Inspection Date Type		Name of Inspec	tor		No. of Pages
moposition and the same of the					
Note: A buyer she Propert	y. A buyer should exemption(s) w	d obtain inspection of the high properties the high pour (Selle)	ons from inspectors	on of the current cond s chosen by the buye for the Property:	dition of the r.
Homestead		Senior Citizen		Disabled	
Wildlife Managemen Other:	t <u>~</u> A	Agricultural		Disabled Vetera Unknown	in
Section 9. Have you (S	Seller) ever fil	ed a claim	for damage to	the Property w	ith any insurance
provider?yes _/ no	,0,,0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Section 10. Have you (Sel insurance claim or a settle which the claim was made	ement or award	in a legal proce	eding) and not us	ed the proceeds to	make the repairs for
Section 11. Does the Proprequirements of Chapter (Attach additional sheets if	perty have work 766 of the Health necessary):	ing smoke det h and Safety Co	ectors installed i	n accordance with	the smoke detector or unknown, explain.
*Chapter 766 of the He installed in accordance including performance, effect in your area, you	with the requirement location, and power	ents of the buildin er source requirer	g code in effect in the ments. If you do not	ne area in which the du know the building code	velling is located, e requirements in
A buyer may require a s family who will reside i impairment from a licen the seller to install smo agree who will bear the	n the dwelling is he sed physician; and oke detectors for the	earing-impaired; ( (3) within 10 days e hearing-impaire	<ol> <li>the buyer gives the after the effective date</li> <li>and specifies the le</li> </ol>	ne seller written eviden ate, the buyer makes a v ocations for installation	ce of the hearing written request for The parties may
Seller acknowledges that the broker(s), has instructed	ne statements in d or influenced Se	this notice are to eller to provide in	rue to the best of S naccurate informati	Seller's belief and that on or to omit any ma	at no person, including terial information.
DocuSigned by:		2/6/2017	10 ohne Mi Ll	)	12/6/2017
Signature of Seller		Date	Signature entiscalle	·	Date
Printed Name: Mark Midd	lleman		Printed Name:	elynn Middleman	
(TAR-1406) 09-01-17	Initialed by: E	Buyer: , _	and Seller:	DS JOWEN	Page 4 of 5

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378 Lochte-Wise Road						
Fredericksburg, T.	X 78624					

## ADDITIONAL NOTICES TO BUYER:

Concerning the Property at

- (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 www.txdps.state.tx.us . 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 is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a 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) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (4) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

Electric Pedernales Electric Co-OP	phone #: (800) 868-4791
Sewer: W/A	phone #:
Water: V/A	phone #:
Cable: pish	phone #:
Trash: V/A	phone #:
Natural Gas: V/A	phone #:
Phone Company: NA	phone #:
Propane: N/A	phone #:

(6) 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.

C	Data	Signature of Buyer	Date
Signature of Buyer	Date	Signature of Buyer	Duto
Printed Name:		Printed Name:	

(TAR-1406) 09-01-17

and Seller: Initialed by: Buyer:

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