

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.

11366 FM 362

CONCERNING THE PROPERTY AT				Navasota, TX 77868							
DATE SIGNED BY SELL	ER A	ND IS	S NO	TC	A	SUBSTITUTE FOR ANY	IN	SPECTI	ION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	YER
Seller X is _ is not occ	upying					f unoccupied (by Seller), sever occupied the Prope		w long s	ince Seller has occupied the P	rop	erty?
Section 1. The Property		the it	ems	s m	nark	ed below: (Mark Yes (Y), N		r Unknown (U).) which items will & will not convey	r.	
Item	Y	NU	J	It	em		Y	NU	Item	Y	NU
Cable TV Wiring		X		L	iqui	d Propane Gas:		x	Pump: sump grinder		X
Carbon Monoxide Det.		X		_		Community (Captive)		X	Rain Gutters	X	
Ceiling Fans	X			$\overline{}$	_	on Property		X	Range/Stove	X	
Cooktop		X		$\overline{}$	ot 7			X	Roof/Attic Vents	X	
Dishwasher	X			Ir	ter	com System		X	Sauna		X
Disposal	X		1	-		owave	X		Smoke Detector	×	
Emergency Escape Ladder(s)		Χ		C	utd	oor Grill		χ	Smoke Detector - Hearing Impaired		x
Exhaust Fans	X			P	atio	/Decking		X	Spa		X
Fences	X			P	lum	bing System	X		Trash Compactor		X
Fire Detection Equip.	X			P	Pool			X	TV Antenna	X	
French Drain		X		P	loo	Equipment X		Washer/Dryer Hookup	X		
Gas Fixtures		X		P	ool	Maint. Accessories X Window Screens		X			
Natural Gas Lines		X		P	ool	Heater		X	Public Sewer System		X
Item			Iv	NI NI	U		_	ddition	al Information		
Central A/C		_	X		U				P4.1110.512.010.702.0		
		_	1	_		∑ electric gas num	ibei	of units		-	_
Evaporative Coolers	_	_	+	X	\vdash	number of units:	_			_	
Wall/Window AC Units		_		X		number of units:				_	
Attic Fan(s)	_	_	X			If yes, describe: IN HALLWAY CETLING			_		
Central Heat			X			X electric gas number of units: /					
Other Heat			X	H		if yes, describe: 2 FIRE PCACES					
Oven						number of ovens: / Xelectric gas other:					
Fireplace & Chimney						X wood gas logs mock xother: ELECTRIC INSERT					
Carport			X	-		attached × not attached	_				
Garage			X	-		attached × not attac	cne				
Garage Door Openers			X	-		number of units: / number of remotes: 4					
Satellite Dish & Controls			-	X		owned lease from	_				_
Security System				X	1	owned lease from	1:				

(TAR-1406) 01-01-16

Initialed by: Buyer:

x electric

owned

automatic

and Seller: Phone: (936)873-4000

if yes, attach Information About On-Site Sewer Facility (TAR-1407)

manual areas covered:

Page 1 of 5 Wings, Larry &

number of units:

Fax: (936)873-2301

Brazos Land Company, 116 S. Main St. Anderson, TX 77830

Underground Lawn Sprinkler

Septic / On-Site Sewer Facility

Lauren Stuart

Water Heater

Water Softener

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gas

lease from:

other:

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

Item	Y	N
Basement		X
Ceilings		×
Doors		X
Driveways	×	
Electrical Systems		×
Exterior Walls		×

Item	Y	N
Floors		X
Foundation / Slab(s)		×
Interior Walls		X
Lighting Fixtures		×
Plumbing Systems		×
Roof	X	

Item	Y	N
Sidewalks		X
Walls / Fences		7
Windows		×
Other Structural Components		×

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

DRIVEWAY HAS SOME CRACKS FLAT ROOK ON SCREEN PORCH SOMETIMES CEAKS

are need of repair? X yes _ no If yes, describe (attach additional sheets if necessary): FLAT ROOF ON SCREEN PORCH SOMETEMES LEAKS

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

Condition	Y	N
Aluminum Wiring		X
Asbestos Components		X
Diseased Trees: oak wilt		×
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		×
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in 100-year Floodplain	X	
Located in Floodway		X
Present Flood Ins. Coverage (If yes, attach TAR-1414)		X
Previous Flooding into the Structures		X
Previous Flooding onto the Property	X	
Located in Historic District		×
Historic Property Designation		X
Previous Use of Premises for Manufacture of Methamphetamine		×

Condition	Y	N
Previous Foundation Repairs	学	X
Previous Roof Repairs		X
Other Structural Repairs	X	
Radon Gas		x
Settling	X	
Soil Movement	X	
Subsurface Structure or Pits		X
Underground Storage Tanks		×
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Penetration		x
Wetlands on Property		X
Wood Rot		×
Active infestation of termites or other wood destroying insects (WDI)		×
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		×
Previous Fires		×
Termite or WDI damage needing repair		×
Single Blockable Main Drain in Pool/Hot Tub/Spa*		×

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and Seller we www

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11366 FM 362 Navasota, TX 77868

	Swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): PATTURE TO WEST FLOODS IN HEADY RAIN. DRAINS QUICKLY
STRAG	CTURAL PIERS ADDED IN 2015
	*A single blockable main drain may cause a suction entrapment hazard for an individual.
which h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice?yes \(\sum_{\text{no}} \) no If yes, explain (attach additional sheets if ry):
Section not awar	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are re.)
<u>Y N</u> _×	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
$-\times$	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name:Phone:
	Manager's name: Phone: Phone: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property?yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
_×	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
$-\times$	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_×	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
$_{-}$ \times	Any condition on the Property which materially affects the health or safety of an individual.
_ X	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).
_X	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
-x	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
_ X	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
(TAR-140	Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Wingo, Larry &

Concerning the Pro	operty at	11366 FM 362 Navasota, TX 77868					
If the answer to an							
Section 7. Within regularly provide	the last 4 years	ot attached a survey of the Property. s, have you (Seller) received any written inspection report who are either licensed as inspectors or otherwise permitted attach copies and complete the following:					
Inspection Date	Туре	Name of Inspector	No. of Pages				
provider? Xyes Section 10. Have insurance claim of	you (Seller) eve or a settlement or	Unknown ever filed a claim for damage to the Property were received proceeds for a claim for damage to the Proper award in a legal proceeding) and not used the proceeds to be \(\sum \) no If yes, explain:	erty (for example, an				
	Chapter 766 of th	ive working smoke detectors installed in accordance with the Health and Safety Code?*					
smoke dete which the di know the bu	ctors installed in welling is located,	and Safety Code requires one-family or two-family dwellings to accordance with the requirements of the building code in effect, including performance, location, and power source requirement irements in effect in your area, you may check unknown above information.	ct in the area in its. If you do not				
of the buyer evidence of the buyer n specifies the	r's family who will the hearing impai nakes a written ro e locations for ins	to install smoke detectors for the hearing impaired if: (1) the buy reside in the dwelling is hearing-impaired; (2) the buyer gives to imment from a licensed physician; and (3) within 10 days after the request for the seller to install smoke detectors for the hearing stallation. The parties may agree who will bear the cost of install smoke detectors to install.	the seller written e effective date, ng-impaired and				

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(TAR-1406) 01-01-16

Signature of Buyer

Printed Name:

Date

Date Signature of Buyer

Printed Name:



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT	11366 FM 362 Navasota, TX 77868	3
A. DESCRIPTION OF ON-SITE SEW	ER FACILITY ON PROPERTY:	
(1) Type of Treatment System:	Septic Tank Aerobic Treatment	Unknown
(2) Type of Distribution System: _		Unknown
(3) Approximate Location of Drain	Field or Distribution System:	Unknown
		Unknown
(5) Approximate Age:		☑Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance of maintenance of	ance contract in effect for the on-site sewer facili	ty? ☐ Yes ► No
Phone: Maintenance contracts must be sewer facilities.)	contract expiration date: e in effect to operate aerobic treatment and certa	in non-standard" on-site
(2) Approximate date any tanks we	ere last pumped?/-/6- 20 / 9	
	r malfunction in the on-site sewer facility?	☐ Yes 🔀 No
(4) Doos Saller have manufacture	r or warranty information available for review?	☐ Yes 🔻 No
C. PLANNING MATERIALS, PERMI		□ 162 \\ □ 163 \\ □
(1) The following items concerning planning materials perm	the on-site sewer facility are attached:	nen OSSF was installed
	supporting materials that describe the on-site hority in order to obtain a permit to install the on-	
(3) It may be necessary for a transferred to the buyer.	a buyer to have the permit to operate an	on-site sewer facility
(TAR-1407) 1-7-04 Initialed for Ide	entification by Buyer, and Seller,	Page 1 of 2

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Fax: (936)873-2301

Wingo, Larry &

Brazos Land Company, 116 S. Main St. Anderson, TX 77830

Lauren Stuart

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

4	2/11	1
Signature of	Collor	0,20
Signature of	Jellel	

Larry W. Wingo

Date

Signature of Seller

Candace R. Wingo

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT

11366 FM 362 Navasota, TX 77868

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

(TAR 1414) 01-01-14 Page 1 of 3

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:			
Signature	Date	Signature	Date