1132 The Shores Dr

Corsicana, TX 75109

CONCERNING THE PROPERTY AT



## 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.

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE

DATE SIGNED BY SELLER MAY WISH TO OBTAIN. IT AGENT.											INS OR WARRANTIES THE ELLER'S AGENTS, OR ANY			
Seller ✓ is îs not occupy	ing	th	ne P				funoccupied (by Seller), lever occupied the Proper		v Ic	ong sin	ce Seller has occupied the P	ropi	erty	/?
Section 1. The Property h This notice does not e											Unknown (U).) which items will & will not convey	<i>'</i> .		
ltem	Y	١	V U		11	em		Υ	N	U	Item	Υ	N	U
Cable TV Wiring	√			]	_		d Propane Gas:		$\checkmark$		Pump: sump grinder	<b>✓</b>		
Carbon Monoxide Det.	Ĺ.					_P (	Community (Captive)		1	Ш	Rain Gutters	<b>✓</b>		
Ceiling Fans					-1	-P c	n Property		✓		Range/Stove	V		
Cooktop	$\checkmark$			ļ	H	ot T	ub	<u> </u>	1		Roof/Attic Vents		✓	
Dishwasher	√.			]	I	ntero	com System	L.,	✓		Sauna		✓	
Disposal	$\checkmark$			}	٨	licro	owave	1			Smoke Detector			
Emergency Escape Ladder(s)		1	/		C	outd	oor Grill		<b>√</b>		Smoke Detector - Hearing Impaired		1	
Exhaust Fans	1	Γ	T	1	F	atio	/Decking	1			Spa		1	
Fences	了			1	F	'lum	bing System	V			Trash Compactor	$\Box$	7	П
Fire Detection Equip.	7	Τ			F	00			1		TV Antenna		7	
French Drain			T		F	00	Equipment		V		Washer/Dryer Hookup	7		П
Gas Fixtures		V	7		F	ool	Maint. Accessories		J	П	Window Screens	1		
Natural Gas Lines		V			F	00	Heater		1		Public Sewer System	$\Box$	7	
		_												
Item				Y	١	U		Α	dd	itiona	Information			
Central A/C				1			✓ electric gas num	ber	of	units:	_3			
Evaporative Coolers			_		<b>V</b>		number of units:							
Wall/Window AC Units					V		number of units:						-	
Attic Fan(s)					V		if yes, describe:							
Central Heat				V			√electric gas num	bei	of	units:	3			
Other Heat					J		if yes, describe:							
Oven				<b>J</b>			number of ovens;		6	electric	: ✓ gasother:			
Fireplace & Chimney					V		wood gas logs	mo	ock	otf	ner:			
Carport					<b>√</b>		attachednot attac	he	đ					
Garage				V			✓ attachednot attac	he	d					
Garage Door Openers				Į			number of units: 3			ทูน	mber of remotes:3			
Satellite Dish & Controls			_	1			owned ✓ lease from	Ξ_	Dic	ect '	TV			
Security System				Π	V		owned lease from			,				
Water Heater .				<b>V</b>			✓ electric gas oth	ner.	1	nsteat	Heater number of units:	3		
Water Softener					V		ownedlease from	Ξ_						
Underground Lawn Sprinkle	r			<b>V</b>			✓ automatic manual	a	rea	s cove	red:			
Septic / On-Site Sewer Facil				1			if yes, attach Information	ıΑ	bot	ıt On-S	Site Sewer Facility (TAR-1407	7)		
(TAR-1406) 09-01-17 Re/Max of Cornicana & RE/MAX LakeSide Dre Julic Teel		2705		onnty	Rea	d 3110			Pho	He: 003.65	-3970 Fax: 903.874.3760 I	age 132 TI		

1132 The Shores

Water supply provided by: _city _well _MUD _co-op _ unknown _ other:	Concerning the Property	y at					e Shores			
Roof Type: SW TWC/KE (an an ad attach TAR-1906 concerning lead-based paint hazards).  Roof Type: SW TWC/KE (approximate) Roof Tark-1906 concerning lead-based paint hazards).  Roof Type: SW Twc/KE (approximate) as there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering placed over existing shingles or roof covering) respectively.  Are you (Saller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?yesy no if yes, describe (attach additional sheets if necessary):  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	Water supply provided t	ov. ci	tv v	roll Mun	✓ co-op	1	other:	5103		
Is there an overlay roof covering on the Property (shingles or roof covering)?yes_/ nounknown  Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?yes_/ no if yes, describe (ettach additional sheets if necessary):  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	Ulives complete sk	an and	attach	TAD 1000 .		. 1	naint has	rordo)		
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?yes no if yes, describe (attach additional sheets if necessary):	Roof Type: Shingle	ĕŚÜ			Ane.	t ENPG	Pant naz	cards).		
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?yes no if yes, describe (attach additional sheets if necessary):	Is there an overlay ro	of cove	ring o	n the Prope	erty (shino	les or roof	covering	placed ever eviction 1	roxim	nate)
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	covering)? yes <a>ye</a> no	unk	nown		(-1,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	oovering	placed over existing shingle	₃s or	roof
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	Are you (Seller) aware	of any o	of tha i	kama liatad :						
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	are need of renair?	es In	n lfvor	tems listed i	n inis Sec	tion 1 that a	re not in	working condition, that have	lefec	rts, or
Item		<u>•</u>	o ii yes	, acsume (	attach agg	itional sneet:	s if neces	sary):		
Item										
Item								· · · · · · · · · · · · · · · · · · ·		
Item	Section 2. Are you (Se	eller) av	vare of	any defect	e or male					
Item	aware and No (N) if you	u are no	t awa	re.)	is or main	unctions in	any of th	e following?: (Mark Yes (Y)	if yo	u are
Basement  Ceilings  Doros  Driveways  Driveways  Driveways  Driveways  Electrical Systems  Exterior Walls  Ithe answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):  Lighting Fixtures  Plumbing Systems  Roof  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.)  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  Auminum Wiring  Asbestos Components  Joine as of Species/Habitat on Property  Fault Lines  Alarding Systems  Radon Gas  Settling  Soil Movement  Subsurface Structure or Pits  Underground Storage Tanks  Unplatted Easements  Unrecorded										
Condition   Y   N   Condition   Condition   Y   N   Condition   Y   N   Condition   Condition   Condition   Y   N   Condition		- 1	N	<del></del>			YN	Item	Y	TN
Doors			<b>Y</b>				<b>✓</b>	Sidewalks		
Driveways   Components   Compon			<b>V</b>			s)	<b>√</b>	Walls / Fences	$\neg$	V
Electrical Systems Exterior Walls  Figure by 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.)  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  Asbestos Components  Diseased Trees: oak wilt  Endangered Species/Habitat on Property  Fault Lines  Again Gas  Settling  Soil Movement  Subsurface Structure or Pits  Underground Storage Tanks  Unprovements encroaching on others' property  Located in 100-year Floodplain  Located in 100-year Floodplain  Located in Floodway  Previous Flooding into the Structures  Yerevious Flooding on the Property  Located in Floodway  Previous Flooding into the Structures  Yerevious Flooding into the Structures  Yerevious Flooding on others' property  Located in Historic District  Listoric Property Designation  Previous Flood Main Drain in Pool/Hot Tub/Spa'*  Tark-1406) 09-01-17  Initialed by: Buyer:		_	1				<b>√</b>	Windows	_	$\overline{}$
Exterior Walls    Fitterior Walls   V			<b>Y</b>				<b>V</b>	Other Structural Component	s	t
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):  Light (rolling Dur to Setting pt the Dome)  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  Asbestos Components  Diseased Trees: oak wilt  Endangered Species/Habitat on Property  Fault Lines  Hazardous or Toxic Waste  Improper Drainage  Intermittent or Weather Springs  Landfill  Lead-Based Paint or Lead-Based Pt. Hazards  Encroachments onto the Property  Improvements encroaching on others' property  Located in Floodway  Previous Flooding into the Structures  Previous Roof Repairs  Previous Roof Repairs  Previous Cher Structural Repairs  Radon Gas  Settling  Soil Movement  Juneary Storage Tanks  Unplatted Easements  Unrea-Orded Easements  Unrea-Orded Easements  Unrea-Orded Juneary  Unrea-Orded Juneary  Wetlands on Property  Wetlands on Property  Wetlands on Property  Wetlands on Property  Previous Flooding into the Structures  Previous Flooding into the Property  Located in Floodway  Previous Flooding into the Property  Located in Historic District  Territor Property Designation  Previous Flooding into in Pool/Hot  Tub/Spa*  Pans 2 of 5			<b>Y</b>		y Systems		<b>✓</b>			
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Previous Flooding onto the Property  Located in Historic District  Historic Property Designation  Previous Use of Premises for Manufacture of Methamphetamine  TAR-1406) 09-01-17  Initialed by: Buyer:  A Previous termite or WDI damage repaired  Previous Fires  Termite or WDI damage needing repair  Single Blockable Main Drain in Pool/Hot Tub/Spa*  Page 2 of 5						Previous t	reatment	for termites or WDI	+-	<del> </del>
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TAR-1406) 09-01-17 Initialed by: Buyer:, and Seller: ## APPRINT OF The Page 2 of 5						Termite or	WDI dan	nage needing repair	1	
Page 2 of 5	Previous Use of Premises of Methamphetamine	tor Mar	nufactu 	re	1	Single Blo	ckable Ma	ain Drain in Pool/Hot		7
	TAR-1406) 09-01-17					and Sel		Pa Pa	ge 2	of 5

Concerning	g the Property at	1132 The Shores Dr Corsicana, TX 75109
If the answ	ver to any of the in	tems in Section 3 is yes, explain (attach additional sheets if necessary):  Due to the Setting of the Home
	*^ -:	
	Are you (Seller not been previ	olockable main drain may cause a suction entrapment hazard for an individual.  r) aware of any item, equipment, or system in or on the Property that is in need of repair, iously disclosed in this notice?yesno If yes, explain (attach additional sheets if
Section 5, not aware.	Are you (Selle )	r) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	in complication is	, structural modifications, or other alterations or repairs made without necessary permits or not rith building codes in effect at the time.
₹	Manager's r Fees or ass Any unpaid	ssociations or maintenance fees or assessments. If yes, complete the following: sociation: POA The Shores Phone: Phone: 214-520-0099 name: Corner Pour Managment Phone: 214-520-0099 essments are: \$\frac{1000}{000} \text{ per Year and are: Vanadatory voluntary fees or assessment for the Property? Yes (\$\frac{1}{000}  per or and are: Vanadatory voluntary results in more than one association, provide information about the other associations below or nation to this notice.
_ ≼	ALTERIOR OFFICE OF THE AC	ea (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest es, complete the following:    user fees for common facilities charged? yes <a href="mailto:ves">ves</a> no If yes, describe:
_ <u> </u>	Any notices of v Property.	iolations of deed restrictions or governmental ordinances affecting the condition or use of the
_ <u> </u>	Any lawsuits or o to: divorce, forec	other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited closure, heirship, bankruptcy, and taxes.)
_ <u>~</u>	Any death on the to the condition of	e Property except for those deaths caused by: natural causes, suicide, or accident unrelated of the Property.
_ <u> </u>	Any condition on	the Property which materially affects the health or safety of an individual.
_ 🛫	Any repairs or tro hazards such as If yes, attach	eatments, other than routine maintenance, made to the Property to remediate environmental asbestos, radon, lead-based paint, urea-formaldehyde, or mold. any certificates or other documentation identifying the extent of the remediation (for example, mold remediation or other remediation).
- <u>~</u> ;	Any rainwater ha	rvesting system located on the Property that is larger than 500 gallons and that uses a public an auxiliary water source.
_ <u> </u>	The Property is lo	cated 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.
		ms in Section 5 is yes, explain (attach additional sheets if necessary):
TAR-1406) 09	9-01-17	Initialed by: Buyer:, and Seller # \$\infty \sqrt{\sqrt{\sqrt{\text{VMW.zipLogix.com}}}}\$  Page 3 of 5  d with zipForm® by zipLogix 18070 Friteeri Mile Road, Fraser, Michigan 48026 \text{WMW.zipLogix.com} 1132 The Sharres

Concerning the Prope	erty at		32 The Shores Dr sicana, TX 75109	
Section 6. Seller_	has Vhas not	attached a survey of the Pro		
Section 7. Within the	ne last 4 years,	have you (Seller) received who are either licensed as in ach copies and complete the fo	any written inspection repo	orts from persons who itted by law to perform
Inspection Date	Туре	Name of Inspector		No of Decree
				No. of Pages
Section 8. Check an  Homestead  Wildlife Manag  Other: North  Section 9. Have your  provider? yes or  Section 10. Have your	y fax exemption ement u (Seller) even (Seller) ever is	ely on the above-cited reports a should obtain inspections from n(s) which you (Seller) curre Senior Citizen Agricultural er filed a claim for da received proceeds for a claward in a legal proceeding) a ✓ no if yes, explain:	ntly claim for the Property:  Disabled Disabled Vete Unknown  mage to the Property	ver. ran with any insurance
Section 11.Does the requirements of Chap (Attach additional shee	2001 1 00 O1 MIC	working smoke detectors i Health and Safety Code?*	nstalled in accordance with _unknown noyes. If n	n the smoke detector o or unknown, explain.
including performa effect in your area,  A buyer may requi family who will res impairment from a the seller to install agree who will bear	ance with the reg ance, location, and you may check up re a seller to instal side in the dwelling licensed physiciar smoke detectors of the cost of installi at the statement		effect in the area in which the drou do not know the building cod building official for more informat impaired if: (1) the buyer or a memorer gives the seller written evident effective date, the buyer makes a cities the locations for installation brand of smoke detectors to installation of the seller's belief and the information or to omit any materials.	welling is located, le requirements in ion.  The properties of the buyer's loce of the hearing written request for income and the parties may all.
TAR-1406) 09-01-17	Initialed	by: Buyer:,an	d Seller B. N	Page 4 of 5
	Produced with zipForm®!	by zipLogix 18070 Fifteen Mile Road, Fraser, Mich	igan 48026 www.zipl.ogix.com	1132 The Shores

(1) The Texas Department of Public Safety maintains a database that the registered sex offenders are located in certain zip code areas. To see For information concerning past criminal activity in certain areas department.  (2) If the Property is located in a coastal area that is seaward of the Gulf I mean high tide bordering the Gulf of Mexico, the Property may be Protection Act (Chapter 61 or 63, Natural Resources Code, respective dune protection permit may be required for repairs or improvements authority over construction adjacent to public beaches for more information authority over construction adjacent to public beaches for more information relating the available in the most recent Air Installation Compatible Use Zone for a military installation and may be accessed on the Internet vecounty and any municipality in which the military installation is located.  (4) If you are basing your offers on square footage, measurements, independently measured to verify any reported information.  (5) The following providers currently provide service to the Property:  Electric: Novarra County Electric Copperative Sewer:  Water: M. E. A. Water Supply Carp.  Cable: Direct TV  Trash: Service  Natural Gas: None  Phone Company: None  Phone Company: None  Phone Company: None  On the following providers and have no reason to believe it to be false or ina AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.	or neighborhoods, contact the local police tracoastal Waterway or within 1,000 feet of the ubject to the Open Beaches Act or the Dune lay) and a beachfront construction certificate of Contact the local government with ordinance ion.  be affected by high noise or air installation high noise and compatible use zones is Study or Joint Land Use Study prepared ebsite of the military installation and of the
For information concerning past criminal activity in certain areas department.  (2) If the Property is located in a coastal area that is seaward of the Gulf I mean high tide bordering the Gulf of Mexico, the Property may be Protection Act (Chapter 61 or 63, Natural Resources Code, respective dune protection permit may be required for repairs or improvements authority over construction adjacent to public beaches for more information authority over construction adjacent to public beaches for more information authority over construction adjacent to public beaches for more information authority over construction adjacent to public beaches for more information authority over construction adjacent to public beaches for more information authority over construction adjacent to public beaches for more information authority installation and may compatible use zones or other operations. Information relating the available in the most recent Air Installation Compatible Use Zone for a military installation and may be accessed on the Internet vecounty and any municipality in which the military installation is located.  (4) If you are basing your offers on square footage, measurements, independently measured to verify any reported information.  (5) The following providers currently provide service to the Property:  Electric: Navarro County Flectric Coperative Sewer:  Water: M. E. N. Water Supply Corp.  Cable: Direct TV  Trash: Service  Natural Gas: None  Phone Company: None  Phone Company: None  Phone Company: None  Phone Company: None  Propane: None  (6) This Seller's Disclosure Notice was completed by Selier as of the date as true and correct and have no reason to believe it to be false or ina	or neighborhoods, contact the local police tracoastal Waterway or within 1,000 feet of the ubject to the Open Beaches Act or the Dune lay) and a beachfront construction certificate of Contact the local government with ordinance ion.  be affected by high noise or air installation high noise and compatible use zones is Study or Joint Land Use Study prepared ebsite of the military installation and of the
Protection Act (Chapter 61 or 63, Natural Resources Code, respective dune protection permit may be required for repairs or improvements authority over construction adjacent to public beaches for more informationally over construction adjacent to public beaches for more informationally over construction adjacent to public beaches for more informationally over construction adjacent to public beaches for more information relating to available use zones or other operations. Information relating the available in the most recent Air Installation Compatible Use Zone for a military installation and may be accessed on the Internet version of the property of the property of the property of the property.  (4) If you are basing your offers on square footage, measurements, independently measured to verify any reported information.  (5) The following providers currently provide service to the Property:  Electric: Navarro founty Electric Coperative Sewer:  Water: M. E. A. Water Supply Corp.  Cable: Direct TV  Trash: Bit Trash Service  Natural Gas: None  Phone Company: None  Propane: None  (6) This Seller's Disclosure Notice was completed by Seller as of the date as true and correct and have no reason to believe it to be false or ina	ubject to the Open Beaches Act or the Dunity) and a beachfront construction certificate of Contact the local government with ordinance ion.  be affected by high noise or air installation high noise and compatible use zones is Study or Joint Land Use Study prepared ebsite of the military installation and of the
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(5) The following providers currently provide service to the Property:  Electric: Navarro County Electric Corperative Sewer:  Water: M. E. A. Water Supply Corp.  Cable: Direct TV  Trash: BtTTrash Service  Natural Gas: None  Phone Company: None  Propane: None  (6) This Seller's Disclosure Notice was completed by Seller as of the date as true and correct and have no reason to believe it to be false or ina	r boundaries, you should have those items
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(6) This Seller's Disclosure Notice was completed by Seller as of the date as true and correct and have no reason to believe it to be false or ina	phone #: 903-874-74// phone #: 903 872-/899 phone #: 903 (362-474/ phone #: phone #: phone #:
	phone #:
The undersigned Buyer acknowledges receipt of the foregoing notice.	
Signature of Buyer Date Signature of B	yer Date
<b>-</b> • · · · · · ·	Date