

# 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.

17856 Southpoint Rd

CONCERNING THE PROPERTY AT Whitehouse, TX 75791-5216								_							
DATE SIGNED BY SEL	LEF	RAN	ID I	SNO	TC	A SL	IBSTITUTE FOR AN	IY	NSF	PECT	10	ON OF THE PROPERTY AS NS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	BU	YEF	3
Seller is is not or	ccup	ying	the									nce Seller has occupied the F	rop	erty	?
				(	app	roxir	nate date) or neve	er o	ccup	oled I	ne	Property			
Section 1. The Proper This notice does i												Unknown (U).) which items will & will not convey	/.		
Item	Y,	N	U		Ite	m		Υ	N	U		Item	Y	N	U
Cable TV Wiring	V				Lio	uid I	Propane Gas:		V			Pump: sump grinder			7
Carbon Monoxide Det.			/		-	_	mmunity (Captive)		1			Rain Gutters	1		
Ceiling Fans	V						Property		1			Range/Stove	/		
Cooktop	/					t Tu		7	Ť			Roof/Attic Vents	V		1
Dishwasher	1				_	_	m System	_	1			Sauna	+	1	4
Disposal	V				_	crow	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	1				Smoke Detector	V	4	
Emergency Escape Ladder(s)		/			Outdoor Grill			1				Smoke Detector - Hearing Impaired			/
Exhaust Fans	1				Patio/Decking			/				Spa	/		V
Fences	V				Plumbing System			1				Trash Compactor	1		
Fire Detection Equip.	V				Po	-		/				TV Antenna		1	
French Drain	/				Pool Equipment			V				Washer/Dryer Hookup	/	_	
Gas Fixtures	1				Pool Maint, Accessories			J				Window Screens	1		
Natural Gas Lines	/				Pool Heater			/				Public Sewer System	V	1	
				,											
Item				Y	N	U			A	ddit	on	al Information			
Central A/C			/			velectric vgas number of units: 2 (1 Fox xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx									
Evaporative Coolers				/		number of units:									
Wall/Window AC Units				VE		number of units: TECH ROOM HAS A MANY-SPLAT WAT DEDICATED TO 97.							U91.		
Attic Fan(s)					V	if yes, describe:									
Central Heat			1			✓ electric ✓ gas number of units: ؏									
Other Heat			V			if yes, describe: FIRE PLACES									
Oven			V			number of ovens: 3 electric gas other:									
Fireplace & Chimney			~	,		A wood 2 gas logs mock other:									
Carport				$\sqrt{}$		attached not attached									
Garage			/		5-	√attached not attached 2-TWO CAR GARAGES									
Garage Door Openers			~			number of units: 4 number of remotes: 4									
Satellite Dish & Controls			~			owned ✓ leased from: Direct√									
Security System			/			✓ owned leased from:									
Solar Panels				V		ownedlease	d fro	om:							
Water Heater			V		1	electric _/ gas	_ 0	ther			number of units:	2			
Water Softener					V	ownedleased from:									
Other Leased Items(s)						(4)	if yes, describe:								
(TAR-1406) 02-01-18 Cornerstone Brokerage, LLC, 2104 W. G	irande l	Blvd., S		aled I			:,a	nd S	Seller	: <u>\</u>	1571	,P 		1 of	

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Donald Stanley

Concerning the Property at

### 17856 Southpoint Rd Whitehouse, TX 75791-5216

Underground Lawn Sprinkler   V   Vaulomatic manual areas covered: AL LIPATETINE (ACL)	Underground Lawn Sprinkle		**OFFICE AND ADDRESS OF A STREET	T						**************				
Was the Property built before 1978? yes ✓ no unknown ✓ other. Settlet 11 Life 1978?  Was the Property built before 1978? yes ✓ no unknown  (If yes, complete, sign, and attach TAR-1414)  Was the Property built before 1978? yes ✓ no unknown  (If yes, complete, sign, and attach TAR-1414)  Was the Property built before 1978? yes ✓ no unknown  Age: Y Y Y Y S  (approximate)  Age: Y Y Y Y Y S  (suproximate)  Age: Y Y Y Y Y S  (suproximate)  Age: Y Y Y Y S  (suproximate)  (stere an overlay proof covering) on the Property (shingles or roof covering) placed over existing shingles or roof covering placed over existing shingles or roof covering)? yes ✓ no unknown  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):    Item		NAME AND DESCRIPTIONS OF		1.	Commence of the Commence of th	ومعارب واستعادات التعديد	· ·							Mariani da de la compania de la comp
Was the Property built before 1978? yes ✓ no _ unknown (if yes, complete, sign, and attach TAR-1414)   Y N   N   N   N   N   N   N   N   N		************		<u>IV</u>						-				
Was the Property built before 1978? yesnounknown (if yes, complete, sign, and attach TAR-1414)   Y N   N   N   N   N   N   N   N   N	Water supply provided by: _	_ cit	y	wel	MUD_	co	-op _	unknown	√ o	ther:	S	actuern atilities	>	
Roof Type: Concerned 17 to Age: 3 Yeights (approximate) is there an overlary port ocevering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown  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 (atlach 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 Y N Basement  Item Y N Basement  Floors  Foundation / Slab(s)  Interior Walls  Driveways  Flectrical Systems  Roof  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.)  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.)  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.)  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.)  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 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 awar	Was the Property built befor	e 19	78?	\	/es <u>√</u> no _	un	know	٦					Contraction	New Yorks and the Control of the Con
Is there an overlay poof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _yes _no _unknown  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):	(If yes, complete, sign, a	and a	ittacl							t haz	arc	is).		
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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 ✓ no	unkr	iown											
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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 YN Basement Ploors Poundation / Slab(s) Walls / Fences Walls Windows Walls / Fences Windows Walls / Fences Walls Windows Win	are need of repair? yes _	∠no	If ye	es, c	describe (at	ttach	addit	ional sheets	s if n	eces	saı	y):		, 0,
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Basement Ceilings Doros Diveways Driveways Electrical Systems Electrical Systems Electrical Systems Electrical Systems Electrical Systems Plumbing Systems Roof  If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):  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 V N Previous Foundation Repairs Previous Condition Previous Roof Repairs Previous Other Structural Repairs Previous Condition V N V N Previous Condition V N Previous Condition V N Previous Condition V N V N Previous Condition V V Vood Rot V Condi		myraiteman	·			PORT Name and Collision.	··Criminal property and an		1 1/2	T				·
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Exterior Walls    Roof		<del> </del>		,				04/20 <del></del>	ļ	M	,	Other Structural Components		$\bot \Box$
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(If yes, attach TAR-1414)  Located in Floodway (If yes, attach TAR-1414)  Present Flood Ins. Coverage (If yes, attach TAR-1414)  Previous Flooding into the Structures  Previous Flooding onto the Property  Located in Historic District  (TAR-1406) 02-01-18  Wood Rot  Active infestation of termites or other wood destroying insects (WDI)  Previous treatment for termites or WDI  Previous termite or WDI damage repaired  Previous Fires  Page 2 of 5						$\Box$						1		
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Present Flood Ins. Coverage (If yes, attach TAR-1414)  Previous Flooding into the Structures  Previous Flooding onto the Property  Located in Historic District  (TAR-1406) 02-01-18  Active infestation of termites or other wood destroying insects (WDI)  Previous treatment for termites or WDI  Previous termite or WDI damage repaired  Previous Fires  Page 2 of 5	the second secon				794000000000000000000000000000000000000									
(If yes, attach TAR-1414)  Previous Flooding into the Structures  Previous Flooding onto the Property  Located in Historic District  (TAR-1406) 02-01-18    Value of the Structures   Value of the Wood destroying insects (WDI)   Value of the Wood of the Woo	Located in Floodway (If yes,	atta	ch T	AR-	1414)			Wood Ro	ot		unno indendu		-	
Clif yes, attach TAR-1414)   V   destroying insects (WDI)   Previous Flooding into the Structures   V   Previous Flooding onto the Property   Previous treatment for termites or WDI   Previous termite or WDI damage repaired   Previous Fires   V   Previous Fires   V   Page 2 of 5		е						Active in	festa	ation	of t	termites or other wood		
Previous Flooding onto the Property  Located in Historic District  (TAR-1406) 02-01-18  Initialed by: Buyer: and Seller: Page 2 of 5						<b>√</b>								
Located in Historic District  Previous Fires  (TAR-1406) 02-01-18  Initialed by: Buyer:, and Seller:, Page 2 of 5								Previous	trea	itmer	nt fo	or termites or WDI	+	V
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	Located in Historic District							Printed and the second		december and the second		addinational angent of the second	1	
	(TAR-1406) 02-01-18		Initia	led h	ov: Buver:			and S	eller	0/	1	/	200.2	of F
						fifteen M	Mile Road				ipLo		ige z	UI U

Concerning the Property at \_\_\_\_\_

## 17856 Southpoint Rd Whitehouse, TX 75791-5216

Historic Pro	perty Designation		Termite or WDI damage needing repair	
	se of Premises for Manufacture		Single Blockable Main Drain in Pool/Hot Tub/Spa*	
WELL R	EPLACED AFTER DAMAGE IX	OURPO	tach additional sheets if necessary): A FEW RCO-DUE TO HIGH-WINDS BLOWING-THE AND ONTO THE ROOF. THOSE SHUTTERS	
Section 4. which has necessary)	Are you (Seller) aware of any item, enot been previously disclosed in the	quipment.	uction entrapment hazard for an individual.  or system in or on the Property that is in need ofyes no lf yes, explain (attach additional s	repair, heets if
Section 5. not aware.	)  Room additions, structural modification	s, or other	(Mark Yes (Y) if you are aware. Mark No (N) if y	
	Name of association:	ince fees oi	assessments. If yes, complete the following:	oluntary
	If the Property is in more than one attach information to this notice.	association	n, provide information about the other associations b	elow or
✓ _	Any optional user fees for common	ng: facilities ch	courts, walkways, or other) co-owned in undivided harged? yes _ no If yes, describe: \$53/year 1	End
	Any notices of violations of deed restrict Property.	ctions or go	vernmental ordinances affecting the condition or us	e of the
	Any lawsuits or other legal proceedings to: divorce, foreclosure, heirship, bankr	directly or uptcy, and	indirectly affecting the Property. (Includes, but is not taxes.)	t limited
	Any death on the Property except for t to the condition of the Property.	hose death	s caused by: natural causes, suicide, or accident ur	related
$ \checkmark$	Any condition on the Property which ma	aterially affe	ects the health or safety of an individual.	
_ \(  \)	hazards such as asbestos, radon, lead-	-based pain er documer	station identifying the extent of the remediation (for ex	
/	Any rainwater harvesting system locate water supply as an auxiliary water sour	ed on the Pr ce.	operty that is larger than 500 gallons and that uses a	a public
$-\frac{\checkmark}{\checkmark}$			rvice area owned by a propane distribution system rel andwater conservation district or a subsidence distric	

(TAR-1406) 02-01-18

Page 3 of 5

#### 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: CILLO ENERBY	phone #: 800 - 69 a - 4776
Sewer:	phone #:
Water: Southern utilities	phone #: 903-593-a588
Cable: DIRECTV SATEWITE	phone #: 800 - 531 - 5000
Trash: RIGHTWAY DISPOSAL	phone #:903-939 - 3515
Natural Gas: On Col Energy	phone #: 888 - 313-4747
Phone Company: FROMIER.	phone #: 500-483-4000
Propane: NIA	phone #: N/A
Internet: SUPPRIME	phone #: 888 - 822-5151
29-4/0	

(7) 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.

Signature of Buyer	Date	Signature of Buyer	Date		
Printed Name:		Printed Name:	Date		
(TAR-1406) 02-01-18	Initialed by: Buyer:	and Seller: ACC ,	Page 5 of 5		