

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.

						1	770	9 E	lle	m	ann Rd			
CONCERNING THE PROPERTY AT Brenham, TX 77833-0078										_				
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.														
Seller is _v is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?														
Section 1. The Property h This notice does not e	as stal	the olish	iter the	ns ite	mar ms to	ked below: (Mark Yes (\) be conveyed. The contract	(), N will	lo (dete	N), ermi	or ne	Unknown (U).) which items will & will not convey			
Item	Υ	N	U		Item	,	Y	N	U		Item	Υ		
Cable TV Wiring	X				Liqu	id Propane Gas:		X			Pump: sump grinder			X
Carbon Monoxide Det.		X	4		-LP	Community (Captive)		X			Rain Gutters	X.		
Ceiling Fans	X				-LP	on Property		X			Range/Stove	X		
Cooktop	X				Hot '	Tub		X			Roof/Attic Vents	X		
Dishwasher	X				Intercom System			X			Sauna		X	
Disposal		X			Microwave		X				Smoke Detector	X		
Emergency Escape Ladder(s)		X			Outo	loor Grill		X			Smoke Detector - Hearing Impaired		X	
Exhaust Fans		X			Patio	D/Decking	X				Spa		X	
Fences	X				Plun	nbing System	X				Trash Compactor		×	
Fire Detection Equip.		X		ſ	Pool		1	X			TV Antenna	X	*	
French Drain		X			Pool	Equipment		X			Washer/Dryer Hookup	X		
Gas Fixtures		V			Pool	Maint. Accessories		X			Window Screens	X		
Natural Gas Lines		K		ſ	Pool	Heater	,	X			Public Sewer System		X	
		(_				•			X		į	
Item				Υ	N U		Α	ddi	itio	na	Information			
Central A/C				,	X	electric gas nun	nbei	of	unit	s:				
Evaporative Coolers					X	number of units:								
Wall/Window AC Units				X		number of units:								
Attic Fan(s)					\checkmark	if yes, describe:								
Central Heat					7	electric gas nun	nbei	of	unit	s:				
041114				\neg	1,	if you describe:								

Central A/C		X	electric gas number of units
Evaporative Coolers		X	number of units:
Wall/Window AC Units	X		number of units:
Attic Fan(s)	′	X	if yes, describe:
Central Heat		7	electric gas number of units:
Other Heat		X	if yes, describe:
Oven	X		number of ovens: electricgas other:
Fireplace & Chimney	X		woodgas logsmockother:
Carport		X	attached not attached
Garage		X	attached not attached
Garage Door Openers		X	number of units:number of remotes:
Satellite Dish & Controls		X	ownedlease from:
Security System		X	ownedlease from:
Water Heater	X		electricgasother:number of units:
Water Softener		X	ownedlease from:
Underground Lawn Sprinkler		X	automatic manual areas covered:
Septic / On-Site Sewer Facility	X		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406)	09-01-17
C-IdII DI	

Initialed by: Buyer: _____, ___

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Coldwell Bankers Properties Unlmt, 2402 South Day St. Brenham TX 77833 Lindi Braddock Produced with zipForm® by

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

7709 Ellermann Rd

						7709 EI	lerm	nann R			
Concerning the Property at				Brenham, TX 77833-0078							
Water supply provided by: _ Was the Property built before (If yes, complete, sign, Roof Type:	re 19 and Phil cove	978? attac N` ring	yes <u>×</u> no _ h TAR-1906 co on the Prope	u	nknow erning I	า ead-based	pain	ıt haza		xima or r	te)
are need of repair? yes _	√n«	o If y	es, describe (a	ttacl	h addit الاحتاد	ional sheets	s if n	ecess	following?: (Mark Yes (Y) if		
Item	Υ	N	Item	. 8	62		Υ	N	Item	Υ	N
Basement	ΙĖ	2	Floors					X	Sidewalks		X
Ceilings	V			Foundation / Slab(s)				X	Walls / Fences		1
Doors	/~	\vee	Interior V					X	Windows		X
Driveways		$\overline{\checkmark}$	Lighting F					X	Other Structural Components		X
Electrical Systems		Ŷ	Plumbing					X			
Exterior Walls	X	1	Roof				X	4			
Section 3. Are you (Seller you are not aware.)								41	es (Y) if you are aware and N	10 (N	 l) if
Condition				Υ	N	Conditio	n		*	Υ	N
Aluminum Wiring					X	Previous	Fou	ındatio	n Repairs		X
Asbestos Components					X	Previous	Roo	of Repa	airs		X
Diseased Trees: oak wilt					X	Previous	Oth	er Stru	ctural Repairs		X
Endangered Species/Habitat on Property					X	Radon G	as				X
Fault Lines					X	Settling					XXX
Hazardous or Toxic Waste					X	Soil Move	eme	nt			X
Improper Drainage					X	Subsurfa	ce S	Structui	re or Pits		X
Intermittent or Weather Springs					X_{j}	Undergro	ound	Stora	ge Tanks		X

Condition	Υ	N
Aluminum Wiring		X
Asbestos Components		X
Diseased Trees: oak wilt		X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
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		7
Located in Floodway		X
Present Flood Ins. Coverage		X
(If yes, attach TAR-1414)		1,
Previous Flooding into the Structures		X
Previous Flooding onto the Property	X	
Located in Historic District	′	X
Historic Property Designation		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Collabora	1	14
Previous Foundation Repairs		×
Previous Roof Repairs		X
Previous Other Structural Repairs		X
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Penetration		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		\times
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

(TAR-1406) 09-01-17

Initialed by: Buyer: _____, ____ and Seller: 6, K, J, K,

7709 Ellermann R.

Concerning the Property at Brenham, TX 77833-0078 If the answer to 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. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? __yes _xno If yes, explain (attach additional sheets if necessary): Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) 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. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: 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: Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. 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. Any condition on the Property which materially affects the health or safety of an individual. 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). 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. 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 answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): Initialed by: Buyer: _____, ____and Seller: ____, ____, ____, _____, Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com (TAR-1406) 09-01-17

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Concerning the Prope	Concerning the Property at Brenham, TX 77833-0078							
Section 6. Seller	has 🔀 has not attac	hed a survey o	of the Property.					
regularly provide in		re either licens	ed as inspectors of	n inspection reports fro or otherwise permitted by				
Inspection Date	Туре	Name of Inspe	ector		No. of Pages			
•								
				.,	-			
F		ld obtain inspec	tions from inspector	on of the current condition s chosen by the buyer.	of the			
✓ Homestead _ Wildlife Manag	gement <u></u>	Senior Citizen Agricultural		Disabled Disabled Veteran Unknown				
Section 9. Have ye provider? yes_	ou (Seller) ever f	iled a claim	for damage to	the Property with	any insurance			
insurance claim or a which the claim was Section 11. Does the	e Property have work	in a legal prod If yes, explain:	eeding) and not us	mage to the Property (feed the proceeds to make a maccordance with the set of the process of the	e the repairs for			
installed in according perform effect in your area of the seller to installed in according to the seller to the seller to installed in according to the seller to installed in according to the seller to the seller to installed in according to the seller to the seller to installed in according to the seller to installed in according to the seller to installed in according to the seller to the se	rdance with the requiremnance, location, and powa, a, you may check unknowuire a seller to install smoeside in the dwelling is halicensed physician; and	ents of the buildi ver source require vn above or contac ke detectors for the earing-impaired; I (3) within 10 day e hearing-impaire	ing code in effect in the ments. If you do not et your local building of the hearing impaired if: (2) the buyer gives the safter the effective dated and specifies the local process.	ellings to have working smoke the area in which the dwelling know the building code requi- ficial for more information. (1) the buyer or a member of the seller written evidence of the the the buyer makes a written the cations for installation. The proceed the control of the colors to install.	is located, irements in the buyer's the hearing request for			
				eller's belief and that no p on or to omit any material i				
Signature of Seller		Date	Signature of Seller		Date			
Printed Name:			Printed Name:					
(TAR-1406) 09-01-17	Initialed by: E	Buyer:,	and Seller: _(S, K, J. B.	Page 4 of 5			

7709 Ellermann K. Brenham, TX 77833-0078

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 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.

(0) 11.0 10.101	mig providere carrently provide control to the respectly.	
Electric:_	Bluebonnett Electric	phon

Water: Cable: ____

(5) The following providers currently provide service to the Property:

Natural Gas: Phone Company:

AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

Propane:

phone #: _____ phone #: _____

phone #: _____

phone #: _____ phone #: _____

phone #: _____ phone #: ____ 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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date Signature of Buyer

Date

Printed Name: Printed Name:

(TAR-1406) 09-01-17

Initialed by: Buyer: _____, and Seller: 6 K.

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TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

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CON	7709 Ellermann Rd CERNING THE PROPERTY AT Brenham, TX 77833-0078	,
A. D	ESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
(2	Type of Distribution System: Filld Live	Unknown
(3	Approximate Location of Drain Field or Distribution System: Around + Ne	∭, Unknown
(4) Installer: Dist Dobler Construction	Unknown
(5) Approximate Age: 30 years	Unknown
	AINTENANCE INFORMATION:	
(1)) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-	Yes No
	sewer facilities.)	
(2)) Approximate date any tanks were last pumped?\S\U00000000000000000000000000000	·
(3)	Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes \No
	Does Seller have manufacturer or warranty information available for review?	Yes No
	ANNING MATERIALS, PERMITS, AND CONTRACTS:	
(1)	The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OS maintenance contract manufacturer information warranty information	SF was installed
(2)	"Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sev	
(3)	It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	e sewer facility
TAR-14	407) 1-7-04 Initialed for Identification by Buyer , and Seller <u>G, K, , J, K, </u>	Page 1 of 2
'oldwell Ra	unkers Properties Unlint, 2402 South Day St. Brenham TX 77833 Phone: 979.836.0011 Fax: 979.353.43	34 7709 Ellermann Rd

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.

Signature of Seller	7/20/18 Date	Signature of Seller	Date
Receipt acknowledged by:			3 -
Signature of Buyer	Date	Signature of Buyer	Date





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests:
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

South Day, Inc dba Coldwell Banker Properties Unlimited	417611	LINDI@COLDWELLBANKER.COM	(979) 836-0011
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
LINDI BRADDOCK	233744	LINDI@COLDWELLBANKER.COM	(979) 277-4763
Designated Broker of Firm	License No.	Email	Phone
same			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord Ir	itials Date	
Regulated by the Texas Real Estate Comm	nission	Information availab	ole at www.trec.texas.gov

Fax: 979 353 4334