



# SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

2197 VZ County Road 2404

Canton

Van Zandt

(STREET ADDRESS AND CITY)

COUNTY

**NOTE:** Effective January 1, 1994, Section 5.008 of the Texas Property Code (the "Code") requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the Property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Code. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN. A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED, LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER OR ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION. THE METROTEX ASSOCIATION OF REALTORS®, INC., THE GREATER METRO MULTIPLE LISTING SERVICE OR ANY MULTIPLE LISTING SERVICE, AND THE LISTING BROKER HAVE RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

## GENERAL INFORMATION

1. The Property is currently:

- ☒ Owner occupied ☐ Estate  
☐ Leased ☐ Foreclosure  
☐ Vacant since \_\_\_\_\_

- If owner occupied, for 23 years  
- If not owner occupied, for \_\_\_\_\_ years  
- If leased: Origination Date \_\_\_\_\_  
Expiration Date \_\_\_\_\_

2. Seller is the current owner of the Property and can sell the Property without being joined by any other person:

☒ Yes ☐ No

- If "No", explain: \_\_\_\_\_  
\_\_\_\_\_

3. Is Seller a United States citizen?

☒ Yes ☐ No

- If "No", is Seller a "foreign person" as defined in the Internal Revenue Code?

☐ Yes ☐ No

4. Check any of the following tax exemptions which Seller claims for the Property:

- ☒ Homestead ☒ Senior Citizen  
☐ Disabled ☐ Disabled Veteran  
☒ Agricultural ☐ Other \_\_\_\_\_

5. Is there currently in force for the Property a written Builder's Warranty?

☐ Yes ☒ No ☐ Unknown

-If "Yes", identify the warranty by stating:

Name of Company issuing warranty: \_\_\_\_\_

Warranty Number: \_\_\_\_\_

6. Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?

☐ Yes ☐ No ☐ Unknown

- If "Yes", identify the warranties: \_\_\_\_\_  
\_\_\_\_\_

7. Are there any pending or threatened condemnation proceedings which affect the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: \_\_\_\_\_  
\_\_\_\_\_

8. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: \_\_\_\_\_  
\_\_\_\_\_

9. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☒ No

- If "Yes", explain: \_\_\_\_\_  
\_\_\_\_\_

10. Does the Seller have a survey of the property? ☐ Yes ☒ No  
If YES, please attach the survey and T-47 Residential Real Property Affidavit (if applicable) to this disclosure.

11.A. Seller has not received any notices, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service, or other except:

N/A

2197 VZ County Road 2404

PROPERTY ADDRESS: Canton, TX 75103

MetroTex Association of REALTORS® 7167 April 2018

Buyer's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - PAGE 1 OF 8

Seller's Initials MB

Seller's Initials EG

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_



11. B. List and attach any written inspection reports that Seller has received within the last five years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	# Pages	Attached (Y/N)
NONE	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Explanatory comments by Seller, if any: \_\_\_\_\_

A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors of the buyer's own choice.

### INFORMATION ABOUT EQUIPMENT AND SYSTEMS

12. For items listed below, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or not included in the sale. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Automatic Lawn Sprinkler System (Front <input type="checkbox"/> / Back <input type="checkbox"/> / Left Side <input type="checkbox"/> / Right Side <input type="checkbox"/> / Fully <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	* System surrounds/covers around base + inside pipe fence only
Carbon Monoxide Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cable TV Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cooktop (Gas <input type="checkbox"/> / Electric <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cooling (Central Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> ) # Units <u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Cooling (Window <input type="checkbox"/> / Wall <input type="checkbox"/> / Evaporative Coolers <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Exhaust Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Microwave
Fire Detection Equipment (Electric <input type="checkbox"/> / Battery Operated <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Garage Door Opener(s) & Controls (Automatic <input checked="" type="checkbox"/> / Manual <input type="checkbox"/> ) # Controls <u>4 - metal shop/marine</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Gas Fixtures <u>tankless water heater</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Gas Lines (Natural <input type="checkbox"/> / Liquid Propane <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Heating (Central Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> ) # Units <u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Heating (Window <input type="checkbox"/> / Wall <input type="checkbox"/> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ice Maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Intercom System - <u>ON MAIN GATE power box inside home</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Media Wiring & Equipment - <u>disconnected</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Outdoor Cooking Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Oven (Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Oven - Convection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Public <del>Sewer</del> & Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Range (Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

2197 VZ County Road 2404

PROPERTY ADDRESS: Canton, TX 75103

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 8

MetroTex Association of REALTORS® 7167 April 2018

Buyer's Initials

Buyer's Initials

Seller's Initials MS

Seller's Initials EG



EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator (Built-In)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Satellite Dish and Receiver	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Security System(s) (In Use <input checked="" type="checkbox"/> / Abandoned <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	3 systems
Septic or other On-Site Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Shower Enclosure & Pan - <i>two shower</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Smoke Detector-Hearing Impaired <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Stove (Free Standing) For Heating (Free Standing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Swimming Pool & Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Swimming Pool Built-In Cleaning Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Swimming Pool Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
TV Antenna - <i>cell phone booster</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Water Heater (Gas <input type="checkbox"/> / Electric <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

#### INFORMATION ABOUT STRUCTURE / OTHER

STRUCTURE / OTHER	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Carport (Attached <input type="checkbox"/> / Not Attached <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Drains (French <input type="checkbox"/> / Other <input checked="" type="checkbox"/> <i>AC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Electrical Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fireplace(s)/Chimney (Mock)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fireplace(s)/Chimney (Wood burning)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Fireplace(s)/with gas logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Garage (Attached <input type="checkbox"/> / Not Attached <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	metal shop / detached garage
Lighting (Outdoor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Patio / Decking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Retaining Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Rain Gutters and Down Spouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Sidewalk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Skylight(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Sump or Grinder Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Walls (Exterior / Interior)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Washer / Dryer Hookups ( Gas <input type="checkbox"/> / Electric <input checked="" type="checkbox"/> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Window Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other <i>Tornado Shelter</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Concrete 8-10 people
Other <i>Internet Tower</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other <i>water is SUD</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Special Utility District make
Other <i>Surveillance Cameras</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	inside + outside
Other <i>Entry Gate</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Remote Control (2)

2197 VZ County Road 2404

PROPERTY ADDRESS: Canton, TX 75103  
MetroTex Association of REALTORS® 7167 April 2018

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 8

Seller's Initials *JAG* Seller's Initials *Eg*



13. If stucco, what is the type of stucco? N/A
14. The Shingles or roof covering is constructed of:  
☐ Wood ☒ Composition ☐ Tile ☐ Other \_\_\_\_\_  
 Is there an overlay covering?  
☐ Yes ☒ No ☐ Unknown
15. The age of the shingles or roof covering:  
5 Years ☐ Unknown  
 Is the roof paid for by the Property Owners Association?  
☐ Yes ☒ No ☐ Unknown
16. The electrical wiring of the Property is:  
☒ Copper ☐ Aluminum ☐ Unknown  
☐ Other (specify) \_\_\_\_\_

17. Is there an alarm system? ☒ Yes ☐ No  
 - If "Yes", system is:  
☒ Owned by Seller ☐ Leased by Seller  
 - If leased, is lease transferable? ☐ Yes ☐ No  
 Monitor Charge ☐ Mth ☐ Qtr ☐ Yr. \$ N/A  
 Lease Charge ☐ Mth ☐ Qtr ☐ Yr. \$ N/A
18. Is the heating and cooling controlled by the Property Owners Association? ☐ Yes ☒ No ☐ Unknown
19. Please identify other systems, if any, of the Property which are leased and not owned by the Seller: N/A
20. Year the Property was constructed: 1996  
☒ Per Owner ☒ Tax Rolls  
 (If before 1978 - complete, sign and attach TAR 1906 concerning lead-based paint hazards.)

### MISCELLANEOUS INFORMATION ABOUT PROPERTY

21. Is the Seller aware of any of the following conditions? (Visible or Not)

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
<b>ASBESTOS</b> Components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any personal or business <b>BANKRUPTCY</b> pending which would affect the sale of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Carpet</b> Stains / Damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located on or near <b>CORP OF ENGINEERS</b> Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any <b>DEATH</b> on the property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unplatted <b>EASEMENTS</b> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Power Pole - TVEC</u>
<b>FAULT</b> Lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous <b>FIRES</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any <b>FORECLOSURES</b> pending or threatened with respect to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Urea formaldehyde <b>INSULATION</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>LANDFILL</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any <b>NOTICES</b> of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lead-based <b>PAINT</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Room additions, structural modification, or other alterations or repairs made without necessary <b>PERMITS</b> or not in compliance with building codes in effect at that time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Above-ground impediment to swimming <b>POOL</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Underground impediment to swimming <b>POOL</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any <b>PROPERTY CONDITION</b> which materially affects the physical health or safety of an individual?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>RADON</b> gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
House <b>SETTLING</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>SOIL</b> Movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Subsurface <b>STRUCTURES</b> , Tanks, or Pits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hazardous or <b>TOXIC WASTE</b> affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Holes in <b>WALLS</b> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 8

Seller's Initials DA

Seller's Initials EG



	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Area". TAR 1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located in 100 year FLOOD PLAIN?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located in Floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located in a city flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tax or judgment liens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
In an ETJ district? (Extra Territorial Jurisdiction)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Diseased TREES?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Liquid Propane Gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tanless Heater
- LP Community (Captive)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- LP on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Single Blockable Main Drain in a Pool/Hot Tub/Spa* * A Single Blockable Main Drain may cause a suction entrapment hazard for an individual.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

22. If the Property is part of a Property Owner's Association, state the following information:

- Association Name: N/A
- Association Management Company: N/A
- Association Email: N/A
- Association Phone Number: N/A
- Amount of dues or assessments; \$ N/A
- Assessment amount is: Monthly \$ N/A  
Quarterly \$ -  
Annually \$ -
- Payment of dues/assessments is:  
☐ Mandatory ☐ Voluntary
- Amount of Unpaid Dues or Assessments, if any: \$ N/A
- Optional Membership: \$ NA

23. Has the Property (or the Property Owner's Association of which the Property is a part) been the subject of any pending or concluded litigation?

- ☐ Yes ☒ No ☐ Unknown  
- If "Yes", attach an explanation

24. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

- ☐ Yes ☒ No ☐ Unknown

If "Yes", explain: \_\_\_\_\_

25. The Property is currently serviced by the following utilities or systems (check as applicable):

- ☒ Water ☐ Sewer ☒ Septic  
☒ Electricity ☒ Gas ☐ Cable TV

High Speed Internet Availability: ☐ Cable ☐ DSL ☐ Unknown  
☒ Other Community Internet / tower

Are any of these paid for by the Property Owner's Association ☐ Yes ☒ No ☐ Unknown

If yes, explain: N/A

26. The water service to the Property is provided by (check as applicable): ☐ City ☐ Well ☐ MUD ☐ Coop ☒ SUD

Are any of these paid for by the Property Owner's Association ☐ Yes ☒ No ☐ Unknown

If yes, explain: N/A

27. Is Property Owner's Association parking:

- ☐ Assigned ☐ Unassigned NA # Spaces  
Space Number(s) are: NA  
☐ Carport ☐ Uncovered ☐ Garage

28. Is there any rainwater harvesting system connected to the property?

- ☐ Yes ☒ No ☐ Unknown

- Is the system connected to the property's public water supply that is able to be used for indoor potable purposes?

- ☐ Yes ☒ No ☐ Unknown

- Is the system larger than 500 gallons?

- ☐ Yes ☒ No ☐ Unknown

- If Yes, explain: N/A

29. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?

- ☐ Yes ☒ No

If Yes, explain: \_\_\_\_\_

30. Are there any outstanding mechanics and Material Man's liens or lis pendens against the Property?

- ☐ Yes ☒ No ☐ Unknown

### INFORMATION ABOUT FOUNDATION

31. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No ☐ Unknown

If "Yes", please attach the report

32. Have repairs been made to the foundation of the Property since its original construction? ☐ Yes ☒ No ☐ Unknown

If "Yes", please attach the report



### INFORMATION ABOUT DRAINAGE

33. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No ☐ Unknown  
If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content:

34. Have repairs been made to the drainage of the Property since its original construction? ☐ Yes ☒ No ☐ Unknown  
If "Yes", explain what repairs you know or believe to have been made:

35. Does the Seller know of any currently defective condition to the drainage of the Property? ☐ Yes ☒ No ☐ Unknown  
If "Yes", explain:

36. Have there been any previous incidents of flooding or other water penetration into the house, garage, or accessory buildings of the Property? ☐ Yes ☒ No ☐ Unknown  
If "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration:

### INFORMATION ABOUT TERMITES / WOOD DESTROYING INSECTS

37. Has the Seller ever obtained a written report about active termites or other wood destroying insects?  
☐ Yes ☒ No ☐ Unknown  
If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its contents:

38. Has the Property been treated for termites or other wood destroying insects?  
☐ Yes ☒ No ☐ Unknown  
If "Yes", please state the date of treatment:

39. Have there been any repairs made to damage caused by termites or other wood destroying insects?  
☐ Yes ☒ No ☐ Unknown  
If "Yes", explain what repairs you know or believe to have been made:

40. Do active termites or other wood destroying insects currently infest the Property?  
☐ Yes ☒ No ☐ Unknown  
If "Yes", explain:

41. Is there any existing termite damage in need of repair?

☐ Yes ☒ No ☐ Unknown

If "Yes", explain:

42. Is the Property currently covered by a termite policy?

☐ Yes ☒ No ☐ Unknown ☐ POA Maintained

If "Yes", identify the policy by stating:

Name of Company issuing the policy:

Policy Number:

Date of policy renewal:

Phone Number:

### INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

43. Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions?

The presence or removal of asbestos? ☐ Yes ☒ No

The presence of radon gas? ☐ Yes ☒ No

The presence or treatment of mold? ☐ Yes ☒ No

The presence of lead based paint? ☐ Yes ☒ No

If "Yes", explain:

44. If the answer to any part of Question #43 is "Yes", has the Seller ever obtained a written report for addressing such environmental hazards?

☐ Yes ☒ No

If "Yes", explain: N/A

(Identify any reports by stating the date of the report, the person or company who made the report, and its contents.)

45. Is the Seller aware of previous use of premises for manufacture of Methamphetamine?

☐ Yes ☒ No

46. Is the Seller aware of any condition not previously addressed in this Disclosure Statement which, in Seller's opinion, is a defective condition or adversely affects the Property?:

☐ Yes ☒ No ☐ Unknown

If "Yes", explain:

2197 VZ County Road 2404

PROPERTY ADDRESS: Canton, TX 76103

MetroTex Association of REALTORS® 7167 April 2018

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE – PAGE 6 OF 8

Seller's Initials AB Seller's Initials EG



## ACKNOWLEDGEMENT BY SELLER

47. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

Seller(s) Initials

Seller(s) Initials

48. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

Seller(s) Initials

Seller(s) Initials

49. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

Seller(s) Initials

Seller(s) Initials

## DISCLOSURES

### Municipal Utility District Disclosures

Check All That Apply:

(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)

☐ The Property is located in a Municipal Utility District (MUD) which is either:

☐ Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)

☐ Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)

☐ Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)

### On-Site Sewer Facility

If the Property has a septic or other on-site sewer facility

☒ Attached is Information About On-Site Sewer Facility (TAR #1407)

☐ Property is located in a Public Improvement District (PID)

## SMOKE DETECTION EQUIPMENT

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*

☒ Yes ☐ No ☐ Unknown If no, or unknown, explain. (Attach additional sheets if necessary):

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing-impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

## INDEMNIFICATION

SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

  
SELLER (SIGN AS NAME APPEARS ON TITLE)  
Tim Graham

DATE

  
SELLER (SIGN AS NAME APPEARS ON TITLE)  
Ellen Graham

DATE

2197 VZ County Road 2404  
PROPERTY ADDRESS: Canton, TX 75103  
MetroTex Association of REALTORS® 7167 April 2018

BUYER'S INITIALS \_\_\_\_\_ SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8  
BUYER'S INITIALS \_\_\_\_\_ SELLER'S INITIALS  SELLER'S INITIALS 

## NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers 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](http://www.txdps.state.tx.us). For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction of their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If the Buyer bases an offer on square footage, measurement or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 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.
6. 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.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property:

_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
_____ PRINT NAME		_____ PRINT NAME	

2197 VZ County Road 2404		SELLER'S DISCLOSURE NOTICE – PAGE 8 OF 8	
PROPERTY ADDRESS: <u>Canton, TX 75103</u>			
MetroTex Association of REALTORS® 7167 April 2018	Buyer's Initials _____	Buyer's Initials _____	Seller's Initials <u>MB</u> Seller's Initials <u>EB</u>



**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS****ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT**

2197 VECR 2404 Center Texas  
(Street Address and City)

*NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.*

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☐ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☒ (2) Seller reserves an undivided 1/2 interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller ☒ does ☐ does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

**IMPORTANT NOTICE:** The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

**CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

Buyer

Seller

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-2. This form replaces TREC No. 44-1.





EXIT Realty Pro  
1445 S. Buffalo  
Canton, Texas 75103  
903-567-7777 office  
903-567-7774 fax

### SQUARE FOOTAGE ACKNOWLEDGMENT

Property: 2197 VZ County Road 2409, Canton  
(Street Address and City)

Estimated Square Footage: 1920 Square Feet

Source of Estimated Square footage:

☒ Van Zandt Appraisal district

☐ Other source(specify): \_\_\_\_\_

This acknowledgement is being signed in conjunction with the negotiation and execution of a contract for sale and purchase, and will become an exhibit to any contract executed by the parties.

The undersigned acknowledge that neither the listing real estate broker, the agent nor the broker/agent representing the prospective buyer(s) have represented that the square footage is other than described above, and that the source of the Estimated Square Footage has been fully disclosed.

The undersigned are hereby notified that a third party may be employed to verify the square footage of the real property, and encourage to do so if the Estimated Square Footage is in doubt.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer's Agent Date

Jim Graham  
Seller Date

Ellen Graham 4-9-2019  
Seller Date

Dustin Muddock 4-9-19  
Seller's Agent Date