TR TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

Section 5,008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure exceed the minimum disclosures required by the Code.

CONCERNING THE F	001			2010	FLLE	D'S KALONAT TO			um,	3422 TX 76631	Day.		
AGENT.			1401	Prop	enty.	If unoccupied the so	BY	SEL	LER	TX 76631 OTTION OF THE PROPERTY AS THE PROPER	B	いんに	K
Section 1. The Prone			G. D.			was a second of the first				the Property or Unknown (U).) ne which items will & will not conve		erty	ri
	Y	N	U	r	Item		TY				y.		
Cable TV Wiring		V	1000			d Propane Gas:	Y	17	υ	Item	Y	N	I
Carbon Monoxide Det.	1119	V	250		-LP (Community (Captive)		¥		Pump: sump grinder			
Ceiling Fans	V.		100		-LP c	n Property	-	+		Rain Gutters	L.	1	
Cooktop	V				Hot T			17.	200	Range/Stove	V		
Dishwasher	V					com System		1	III.	Roof/Attic Vents Sauna		V,	
Disposal	100	1	300		Micro	wave	1	3		Smoke Detector	1	Y	
Emergency Escape Ladder(s)		1				oor Grill		V		Smoke Detector - Hearing Impaired	V	_	-
Exhaust Fans	V	60		1	Patio	Decking	J		100	Spa	100	Y,	
Fences	V	/				oing System	Ž		30.0	Trash Compactor	Н	V,	
Fire Detection Equip.					Pool	Called November 1	Ť	7		TV Antenna		4	15
French Drain	20	1	10	F	Pool I	quipment		7		Washer/Dryer Hookup	1	X	IIO.
Gas Fixtures	學	1		F	ool N	Maint. Accessories		7	302	Window Screens	Y		90
Natural Gas Lines	150	V				leater		7		Public Sewer System	Y	1	S
ltem		e light	TY	IN	ΙU			A	dditio	onal Information			100
Central A/C		ONE,	1		. 82	√ electric gas	пип				-		-
Evaporative Coolers				1	4 100	number of units:	104	10065			000		
Nall/Window AC Units	S	AND THE	S 89	1		number of units:		16.5	0250		101		
Attic Fan(s)				1		if yes, describe:	KK	357			Ri		115
Central Heat	40.00	N.A.	V		1 870	Velectric gas	nun	ber	of un	its:			
Other Heat	21/25					If yes, describe:	17.		TIT		U	20	
Oven	(EVA)	400	V			number of ovens:	370	- It	ele	ctric gas other:	575		
ireplace & Chimney				V		wood gas log	S	mo	k	other:	110	4	
arport	220	Sylly		V		attached not		_	1	Z AUTOTES VOICES LINE	16 17	43)	
arage	105		V			attached Inot	attac	hed	100				
arage Door Openers		YEU:		V		number of units:			772 [4]	number of remotes:	760	58	ı
stellite Dish & Controls	130	19871	100	V.	100	owned leased	fro	n:			100	100	i
curity System	VI ST	5.75	4 2	V.	(0.70)	owned leased	fro	m:	85		MI.	157	B
lar Panels	all par	100		J	330	owned leased	froi	n:		E TEACHER STATISTICS	10	10	
ater Heater	11-24	Bir c	1	100	100	√electric gas	oth	ner:		number of units:	IG	100	6
ater Softener	MED	EU S	(188)	J.	339	owned leased	fror	n:			979		
her Leased Items(s)	Ila .			J	Lei	if yes, describe:			Q.S		1	DØ.	
(R-1406) 09-01-19		initia	aled b	y: B	_	an	d Se	ller:	M	/Pa	ge	1 of	6
things been this feet bloke feet	#150 P	art Thin	A TX 7	4004		18070 Filten Mile Road, France,		Phon	a: 617.9.	20.9475 Fpa; 817-887-6861		1 Of	

7/19/2020

Underground Lawn Sprinkler			201	Bynum, TX 76631						
Septic / On-Site Sewer Facility				automatic manual areas covered: es, attach information About On-Site Sewer Facility (TXR-1407)						
Water supply provided by Was the Property built bef (If yes, complete, sign Roof Type: Com Post is there an overlay roof	city fore 1978? and attac	yes _/r	no _ i	ca-ap unknov	unknown wn	_ °	ther:			te)
Are you (Seller) aware of	any of the	itoma llata							or r	oof
are need of repair?yes	no ir y	es, describe	e (attac	ch add	litional sheet	s if n	ecess	ary):	Outs	
Section 2. Are you (Selle aware and No (N) if you a	er) aware	of any defe	ects o	r malf	unctions in	any	of the	ofollowing? (Mark Yes (Y) if	you	are
Item	YN	Item	1910			TV	AL	Circ		
Basement	V	Floors					N	Item	Y	N
Ceilings	J	Founda		Slab(s	s)	5 7	Ť	Sidewalks Walls / Fences	+	V
Doors	V	Interior	r Walls	i i			7	Walls / Fences Windows	-	V
Driveways	1	Lightin					7			Y
lectrical Systems		Plumbl			are to perform		7	Other Structural Components	-	V
Exterior Walls	V	Roof			de la		Y			-
ection 3. Are you (Seller								s if necessary):	10 (N	4) (
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	ning the Property at	Bynum, TX 76631
If the ar	nswer to any of the items in EPLACED 2 SHIND	Section 3 is yes, explain (attach additional sheets if necessary): GLES DUE TO STRONG WINDS (35-7540 MPH WINDS)
'A si	ingle blockable main drain may	y cause a suction entrapment hazard for an individual.
which h	4. Are you (Seller) aware nas not been previously (of any item, equipment, or system in or on the Property that is in need of repair disclosed in this notice?yes v_no if yes, explain (attach additional sheets in
ection	5. Are you (Seller) award	e of any of the following conditions?* (Mark Yes (Y) if you are aware and chec irk No (N) if you are not aware.)
N	, and applicable, Ma	ink NO (N) if you are not aware.)
V,	Present flood insurance	coverage (If yes, attach TXR 1414).
7		to a failure or breach of a reservoir or a controlled or emergency release
1,	Previous flooding due to	a natural flood event (if yes, attach TXR 1414).
7	Previous water penetra TXR 1414).	ation into a structure on the Property due to a natural flood event (if yes, attac
	Locatedwhollyn AH, VE, or AR) (if yes, a	partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AC
	Located wholly p	partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
√,		partly in a floodway (if yes, attach TXR 1414).
7	Locatedwhollyp	Sarty III a noodway (II yes, attach TXR 14 (4).
1	Locatedwholly r	
7/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1		partly in a flood pool.

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19

Initialed by: Buyer: _

and Seller:

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7/19/2020

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved 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 volunt Any unpaid fees or assessment for the Property? yes (\$ no off the Property is in more than one association, provide information about the other associations below of 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 \(\sqrt{no} \) 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 limit 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 environments 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). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a pub water supply as an auxiliary water source.	Section	ming the Property at	Bynum, TX 76631
nsk, and low nsk flood zones to purchase flood insurance that covers the structure(s) and the personal property within structure(s). Section 7. Have you (Saller) ever received assistance from FEMA or the U.S. Small Busin Administration (SBA) for flood damage to the Property?yes ✓ no if yes, explain (attach additional sheets necessary): Normal of the property aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you have aware.) Normal of the property aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you have aware.) Normal of the property associations or maintenance fees or assessments. If yes, complete the following: Name of association: Menager's name: Penager's name: Penager's name: Penager's name: Penager's name: Penager's name: 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 attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following: 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 limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any adeth on the Property which materially aff	provide sheets	er, Including the National Flood i as necessary):	nsurance Program (NFIP)?*yesno If yes, explain (attach addition
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busin Administration (SBA) for flood damage to the Property?yes _vno _if yes, explain (attach additional sheets necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you not aware.) Not aware.) Not aware.) Not aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you unresolved 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:	*Hor Ever risk, struc	mes in high risk flood zones with mort n when not required, the Federal Em and low risk flood zones to purcha cture(s).	gages from federally regulated or insured lenders are required to have flood insurance argency Management Agency (FEMA) encourages homeowners in high risk, moders se flood insurance that covers the structure(s) and the personal property within the structure of the personal property within the structure.
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Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved 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: Name of associations: Phone: Fees or assessments are: \$ per and are: mandatory volunt 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 of the property is in more than one association, provide information about the other associations below of the property. 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 \(\sqrt{no} \) 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 limit 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). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a pubwater supply as an auxiliary water source.	ection	8. Are you (Seller) aware of any	y of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you a
Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory volunt 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 attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following: Any optional user fees for common facilities charged? yes on 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 limit 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 pub water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propage distribution and the property of the property is located in a propage distribution and the property of the property is located in a propage distribution and the property of the property is located in a propage distribution and the property of the property is located in a propage distribution and the		Room additions, structural mod	lifications or other alterations or sometimes and the
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e answer to any of the Items in Section 8 is yes, explain (attach additional sheets if necessary):	answer	r to any of the Items in Section 8 i	s yes, explain (attach additional sheets if necessary):

	perty at		Her 3422 Bynum, TX 76631				
Section 10. Within	the last 4	s not attached a survey years, have you (to	Seller) received any wr	itten inspection reports fro I as inspectors or otherwis			
Inspection Date	Type	ections?yesZnc	If yes, attach copies and c	complete the following:			
				No. of Pages			
Note: A buyer	should not rely	on the above-cited repo	rts as a reflection of the curre	ant condition of the Property.			
section 11. Check	any tax exemp	iouiu obiain inspections	er) currently claim for the Dis Dis	he buyer. Property:			
ection 13. Have y surance claim or	ou (Seller) ev a settiement o	er received proceeds raward in a legal proc	for a claim for damage to	the Property (for example, a			
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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 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 hall insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hall Insurance for Certain Properties (TXR 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 foolage, 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: NCEC	phone #	903-874-7411
Sewer:	ohone #:	103-614-1411
Water:		
Cable:	phone #:	
Trash:	TO THE OWNER OF THE PARTY OF TH	
Natural Gas:	phone #:	
Phone Company:	pnone #:_	
Propane:	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	
Internet:	phone #: _	
	phone #:	INDIAN CONTRACTOR
The undersigned Buyer acknowledges receipt of the foregoing for the foregoing foregoing for the foregoing for the foregoing for the foregoing foregoing for the foregoing for the foregoing for the foregoing fore	ing notice. Signature of Buyer	
Printed Name:	Printed Name:	Date