TR TEXAS 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.

3419 N State Highway 19

CONCERNING THE PR	OPE	RTY	/ A1	_				Pa	ales	tine	, TX 7	<u>5803-6597</u>			_
DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT.	LEF I. IT	R AN IS N	D IS IOT	a W	T A ARF	SL RAN	UBS VTY	STITUTE FOR AN OF ANY KIND E	IY I BY S	NSF SELI	PECTIC LER, S	ON OF THE PROPERTY A DNS OR WARRANTIES TH ELLER'S AGENTS, OR AN	E BU Y OT	IYEF HEF	R R
Seller is X is not or	ccup	ying	the	Prop	erty appr	. If u	und mai	occupied (by Selle te date) or nev	r), h er o	ccnt low	long si pied the	nce Seller has occupied the e Property	Prop	erty'	?
Section 1. The Proper	ty h	as tl stabli	ne it ish ti	ems he ite	ma ms to	r ke o	d b	elow: (Mark Yes nveyed. The contrac	(Y), ct wi	No II det	(N), oı termine	r Unknown (U).) which items will & will not conv	өу.		
Item	Y	N	U	1 Г	Iter	n			Υ	N	U	Item	Y	N	U
Cable TV Wiring	TX				Liquid Propane Gas:			pane Gas:		X		Pump:sumpgrinde	r		Х
Carbon Monoxide Det.		X		it		_		nunity (Captive)		X		Rain Gutters		X	
Ceiling Fans	X			1 [operty		X		Range/Stove	X		
Cooktop	ĺχ			1	Hol					X		Roof/Attic Vents		X	
Dishwasher	1	Х		1 1	Inte	rco	om :	System		Х		Sauna		X	
Disposal	1	X		1 [Mic	row	vav	e		X		Smoke Detector		X	<u> </u>
Emergency Escape Ladder(s)		Х			Outdoor Grill				X		Smoke Detector - Hearing Impaired		x		
Exhaust Fans		Х		1 1	Patio/Decking			king	Х		П	Spa		X	
Fences	X			1	Plumbing System				X		П	Trash Compactor		X	
Fire Detection Equip.		X		1	Pool					X	\Box	TV Antenna			Х
French Drain		X		1	Pool Equipment			pment		X		Washer/Dryer Hookup	X		
Gas Fixtures	1 "	\mathbf{x}		1				nt. Accessories		X		Window Screens		Х	
Natural Gas Lines X]	Po	ol H	lea	ter		X		Public Sewer System		X		
Item				Y	N	U	_					nal Information			
Central A/C				<u> X</u>					nui	mbe	r of un	its: U			
Evaporative Coolers			<u> </u>	L_			number of units:								
Wall/Window AC Units			X	<u> </u>			number of units: 3								
Attic Fan(s)			1	X		_	yes, describe:								
Central Heat			X			_		nu	mbe	r of un	its:				
Other Heat			<u> </u>	X			if yes, describe:								
Oven			X	-		<u> r</u>	number of ovens:		1		ctric gas other:				
Fireplace & Chimney			1,	X	_	-	wood gas logs mock other: X attached not attached						—		
Carport			X			-									
Garage			ļ.,	Х	_	- -	attached not	att	ache	∋d					
Garage Door Openers				1-	X	<u> </u>	<u> </u>	number of units: _	1.5			number of remotes:			
Satellite Dish & Controls				1	X.	<u> </u>	+-	_ownedlease							
Security System				+	ΙX	┡		ownedlease			_				
Solar Panels				+	X	├		ownedlease			_	number of units:	 1		
Water Heater				<u> </u>		┼	-	X electricgas		othe		number of units:			
Water Softener				-	X	\vdash	+	owned lease	ad II	om:	<u> </u>				
Other Leased Items(s)				Ш	LX	1	_[1	f yes, describe:				<u> </u>			
(TXR-1406) 09-01-19			Init	tialed	by: E	Buye	er: _	, ,i	and	Selle	er: <u> </u>	<u></u>	Page	a 1 o	of 6

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Underground Lawn Sprinkler	r			X	₹	au	ton	natic	;	manual	area	as c	οv	ered:			
								attach Information About On-Site Sewer Facility (TXR-1407)									
Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type:Shingles Is there an overlay roof co	e 19 and a over	78? attac ing	y h T> on f	res (R-	190	no <u>X</u> i 8 conc	unk cerr	inow nina l	/n lead	d-based	pain	t ha	za	rds).	(approx	dimat	e) oof
covering)?yesno X	unkn	iowr	1														
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Section 2. Are you (Seller aware and No (N) if you are					de	fects o	or n	nalfu	unct	tions in	any	of	the	e following? (Marl	k Yes (Y) if	you a	are
Item	Υ	N]	It	em						Υ	N	7	Item		Υ	N
Basement	П	X	1	FI	looi	s					X	Γ.	1	Sidewalks			Х
Cellings		X		F	oun	dation	/ SI	lab(s	s)		X	 	1	Walls / Fences			X
Doors	Х					or Wal					X	-	1	Windows		X	
Driveways	X		1	-		ing Fix					+	X	1	Other Structural	Components	†	
Electrical Systems	├	X	1			bing S				· · · · · · · · · · · · · · · · · · ·	+	X	1	O II TO I O II O II O II O II O II O II	- Содироно на	1	\Box
Exterior Walls	├──	x	ł		oof		you	CITIO			TX	-^	1			1	H
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Initialed by: Buyer: _

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3419 N State Highway 19 Palestine, TX 75803-6597 Concerning the Property at If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Foundation is in need of repair, and flooring needs to be replaced in the majority of the home. *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 X no If yes, explain (attach additional sheets if necessary): Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.) Present flood insurance coverage (if yes, attach TXR 1414). Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. Previous flooding due to a natural flood event (if yes, attach TXR 1414). Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414). Located __ wholly __ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). Located wholly partly in a floodway (if yes, attach TXR 1414). Located __wholly __ partly in a flood pool. Located wholly partly in a reservolr. If the answer to any of the above is yes, explain (attach additional sheets as necessary): *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.

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"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

Initialed by: Buyer: _____, and Seller: CL

water or delay the runoff of water in a designated surface area of land.

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3419 N State Highway 19 Palestine, TX 75803-6597

Administration (sBA) for flood damage to the Property?yes	Concerning	the Property at Palestine, TX 75803-6597
Even whon not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderal risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Businos Administration (SBA) for flood damage to the Property?yesyno If yes, explain (attach additional sheets a necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) Y N 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:	provider, i	cluding the National Flood insurance Program (NFIP)?*yesno If yes, explain (attach additio
Administration (SBA) for flood damage to the Property?yes	Even wi risk, and structure	en not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, model low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within (s).
rot aware.) Y N X 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. X Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: Pees or assessments are: Pees or assessments are: Namy unpaid fees or assessment for the Property? Pes (manager's name) Namy or assessments are: Phone: Fees or assessments are: Phone: Property is in more than one association, provide information about the other associations below or attach information to this notice. X 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? Y 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 limite 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 which materially affects the health or safety of an individual. X Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmenta 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 or other documentation identifying the extent of the remediation (for example, certificate or other documentation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a publiwater supply as an auxiliary water source. The Propert	Administra	tion (SBA) for flood damage to the Property?yes 🛂no If yes, explain (attach additional sheets
unresolved permits, or not in compliance with building codes in effect at the time. X Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Name of association: Phone:		
Name of association: Manager's name: Fees or assessments are: \$	<u>Y N</u> — X	
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:	_ <u>X</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
with others. If yes, complete the following:		If the Property is in more than one association, provide information about the other associations below
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X Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. X Any condition on the Property which materially affects the health or safety of an individual. X Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmenta 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). X Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a publi water supply as an auxiliary water source. X The Property is located in a propane gas system service area owned by a propane distribution system retailer. X 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 8 is yes, explain (attach additional sheets if necessary):	X	
to the condition of the Property X	_ X	
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	_ X	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
	If the answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406) 09-01-19 Initialed by: Buyer: , and Seller: , Page 4 o	(TYP.1406	09-01-19 Initialed by: Buyer: , and Seller: , Page 4

Concerning the Prop	erty at		Palestine, TX 75803-6597	
Section 9. Seller_	_hashas not	attached a survey	of the Property.	
persons who reg	ularly provide in	nspections and w	eller) received any written ho are either licensed as If yes, attach copies and comp	inspectors or otherwise
Inspection Date	Туре	Name of Inspec	tor	No. of Pages
<u> </u>				
Note: A buyer			ts as a reflection of the current c from inspectors chosen by the bu	
Section 11. Check	any tax exemption	(s) which you (Selle	er) currently claim for the Prop	
Homestead Wildlife Mana	gement	Senior Citizen Agricultural	Disable Disable	a d Veteran
Other:	gomone			
which the claim wa	s made?yes _	no If yes, explain:	eeding) and not used the proc	seus to make the repairs for
Section 14. Does to requirements of Ch (Attach additional sh	apter 766 of the I	lealth and Safety C	tectors installed in accordan	se with the smoke detector as. If no or unknown, explain.
installed in acc including perfo	ordance with the req rmance, location, and	uirements of the building power source require	amily or two-family dwellings to have ng code in effect in the area in whi ments. If you do not know the bull at your local building official for more	ch the dwelling is located, ding code requirements in
family who will impairment froi the seller to in	reside in the dwelling on a licensed physicial stall smoke detectors	g is hearing-Impaired; n; and (3) within 10 day for the hearing-Impaire	ne hearing impaired if: (1) the buyer (2) the buyer gives the seller writte is after the effective date, the buyer i and and specifies the locations for in is and which brand of smoke detector	n evidence of the hearing makes a written request for stallation. The parties may
Seller acknowledge the broker(s), has in	s that the statemer structed or influence V :	nts in this notice are seed Seller to provide 4/27/2022	true to the best of Seller's belief naccurate information or to omit	and that no person, including any material information.
Signature of Seller	- Wall		Signature of Seller	Date
Printed Name:	ourtney Lively		Printed Name:	
(TXR-1406) 09-01-19	Initiale	d by: Buyer:,	and Seller: <u>C L</u> ,	Page 5 of 6

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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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* (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 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: Reliant Energy	phone #: 8662782871
Sewer:	phone #:
Water: Lone Pine	phone #: 9037299660
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	mh man die
Propane:	phone #:
Internet:	phone #:

(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:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: <u> </u>	Page 6 of 6