

TEXAS REALTORS **SELLER'S DISCLOSURE NOTICE**

Form No. 1000-01-0000, Rev. 10/00

Section 5.009, 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.

CONCERNING THE PROPERTY AT: 8515 State Park Rd Lockhart, TX 78644

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 owner occupying the Property. If occupied (by Seller), how long since Seller has occupied the Property? (approximate date) is never occupied the Property.

Section 1. The Property has the items marked below. (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not prohibit the items to be corrected. The contract will incorporate what items will be corrected.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	☒			Leak Protection Dam		☒		Furnace - kind - gas		☒	
Central Air Conditioning Unit			☒	22 Community (Apartment)		☒		Heat - kind	☒	☒	
Ceiling Fans	☒			22 in Property		☒		Water Heater	☒		
Chimney	☒			Radon Test		☒		Hot Water Valve		☒	
Chimney	☒			Alarm System		☒		Leak		☒	
Circuit Breaker	☒			Modem	☒	☒		Smoke Detector	☒		
Cupboard		☒		Outdoor Grill		☒		Smoke Detector (Hardwired)		☒	
Emergency Escape (Ladder)		☒				☒		Insured		☒	
Exhaust Fans	☒			Field Curing		☒		Trap Compactor		☒	
Fence - <u>Partial</u>	☒			Flushing System	☒	☒		TV Antenna		☒	
Fire Detection System		☒		Frost		☒		Washer/Dryer Hookup	☒		
French Drain		☒		Frost Equipment		☒		Window Screens	☒		
Gas Features		☒		Frost Main Accessories		☒		Public Sewer System		☒	
Natural Gas Lines		☒		Frost Heater		☒					

Item	Y	N	U	Additional Information
Central AC	☒			Electric - gas - number of units
Exhaustive Cooling			☒	number of units
Heat/Water AC Units		☒		number of units
Alarm (Fire)		☒		Fire, describe
Central Heat	☒			Electric - gas - number of units
Other Heat		☒		Fire, describe
Chimney	☒			number of units
Fireplace & Chimney	☒			Electric - gas - other
Ceiling	☒			wood - gas logs - rock - other
Garage	☒			attached - not attached
Garage Door Opener	☒			attached - not attached
Basement Crawl & Control	☒			number of units
Security System		☒		number of systems
Alarm Panels		☒		new - used from
Water Heater	☒			new - used from
Water Softener		☒		new - used from
Other Listed Items		☒		Electric - gas - other - number of units

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Initiated by: Buyer

and Seller: JA TC

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When completed, this form must be signed by the seller and the buyer and attached to the contract.

This form is provided to the buyer and seller as a guide only. It is not intended to be a substitute for legal advice.

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Section 6. Have you (Seller) ever had a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes X no If yes, explain (attach additional sheets as necessary)

Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate 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 Business Administration (SBA) for flood damage to the Property? yes X no If yes, explain (attach additional sheets as 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.)

- 2 Recent additions, structural modifications, or other alterations or repairs made without necessary permits, with unneeded permits, or not in compliance with building codes in effect at the time.
- 2 Homeowners' associations or homeowners' 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 assessments for the Property? yes 2 _____ no
If the Property is in more than one association, provide information about the other associations below (or attach information to this section).
- 2 Any common area (facilities such as pool, tennis courts, walkways, or other) owned or controlled jointly with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes 2 no If yes, describe _____
- 2 Any notices of violations of local ordinances or governmental ordinances affecting the condition or use of the Property.
- 2 Any lawsuits or other legal proceedings directly or indirectly affecting the Property (includes, but is not limited to, divorce, foreclosure, leasing, bankruptcy, and taxes.)
- 2 Any death of the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property.
- 2 Any condition on the Property which materially affects the health or safety of an individual.
- 2 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).
- 2 Any computer harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- 2 The Property is located in a proposed gas system service area covered by a private distribution system operator.
- 2 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)

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Section 9. Seller ☒ has ☐ has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no. If yes, attach report and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the attached reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other ☐ Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no.

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no. If yes, explain: _____

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 704 of the Health and Safety Code? ☐ unknown ☒ yes. If no or unknown, explain: _____
(Attach additional sheets if necessary)

Chapter 704 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller Date 5/11/02 Jessica Perrella Date 5/11/02

Printed Name: Jessica Perrella Printed Name: Jessica Perrella

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ADDITIONAL NOTICE 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.tdsas.dps.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 subject of the Gulf Environmental Statutes, or within 1,000 feet of the mean high tide line bordering the Gulf of Mexico, the Property may be subject to the Coastal Beaches Act or the Dune Protection Act (Chapter 61 or 62, 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 personnel authority over construction subject to public beaches for more information.
- (3) If the Property is located in a coastal territory of the state designated as a catastrophic area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue homeowners and flood insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review information regarding mitigation and flood insurance for Coastal Properties (TIF, 2010) and contact the Texas Department of Insurance or the Texas Insurance Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or an installation incompatible use zones or other operations. Information relating to high noise and incompatible use zones is available in the most recent Air Installation Compatible Use 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 leasing your office or square footage, measurements, or boundaries, you should have these items independently measured to verify any recorded information.

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

Electric	<u>Bluebonnet</u>	Phone #	_____
Water	_____	Phone #	_____
Gas	<u>Maxwell</u>	Phone #	_____
Cable	<u>Satellite-Dish</u>	Phone #	_____
Trash	_____	Phone #	_____
Natural Gas	_____	Phone #	_____
Phone Company	_____	Phone #	_____
Propane	_____	Phone #	_____
Internet	_____	Phone #	_____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The buyers have relied on this notice as true and correct and have no reason to believe it is so 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 _____