

## 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.

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					1693 CR 220 (APARTMENT & STUDIO) KILLEEN, TX 76549											
CONCERNING THE PR					a introdución in	night and the										
DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF AN AGENT.					EDGE OF THE CONDITION OF THE PROPERTY AS OF THE E FOR ANY INSPECTIONS OR WARRANTIES THE BUYER BY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER											
Seller is is not or	ccup	ying	the	Prop	erty	. If u	noccupied ate date)	(by Selle or nev	er), h er o	ccup	long pied	sir the	nce Seller has occupied the P Property	rope	erty	?
Section 1. The Proper	ty h	<b>as tl</b> stabli	n <b>e it</b> ish th	ems ne ite	<b>ma</b> ms t	rked o be	l below: (N conveyed. 1	hark Yes he contra	(Y), ct wi	<b>No</b> II del	(N), termi	or ne	Unknown (U).) which items will & will not convey	<b>′</b> .		
Item	Y	N	U	Γ	Iter	n			Y	N	U		Item	Y		U
Cable TV Wiring	X			l	Liq	uid F	Propane Ga	as:		X			Pump: sump grinder		X	
Carbon Monoxide Det.	X	<b> </b>		Ī			mmunity (C			X			Rain Gutters		X	
Ceiling Fans	X	1					Property	the second second					Range/Stove	X		
Cooktop	+	X			-	t Tul		hop-sound-super-street		X			Roof/Attic Vents		X	
Dishwasher	X	1	***************************************		Inte	erco	m System			X			Sauna	- Commenced	X	
Disposal	1	X				crow			X				Smoke Detector	X		
Emergency Escape	T	K			Ou	tdoo	or Grill			X			Smoke Detector - Hearing Impaired		X	
Ladder(s)	4.	1/	-		-	1- 15			V	1	-		Spa	+	X	-
Exhaust Fans	X	1					ecking		X	-	+		Trash Compactor	+-	文	<del>                                     </del>
Fences		X	ļ		Plumbing System				1	X	┼		TV Antenna	+	令	<del> </del>
Fire Detection Equip.	<u> </u>	X	-		Po	-			┼	<del> }</del>	+		Washer/Dryer Hookup	大	<u> </u>	$\vdash$
French Drain		K	<del> </del>		Pool Equipment				┼	10-	┼		THE RESIDENCE OF THE PARTY OF T	次		$\vdash$
Gas Fixtures		X	<del> </del>			-	aint. Acces	ssories	ـ	X	┼	-	Window Screens	4	X	$\vdash$
Natural Gas Lines		X	<u></u>	]	Po	OI H	eater		1		1	j	Public Sewer System	1	$\Gamma V$	<u></u>
Item	***************************************		- ACCUSE OF THE SECOND	Y	N	U			-	F	lddi	tio	nal Information			
Central A/C				X			X electric gas number of units:									
Evaporative Coolers				1	X		number of units:									
Wall/Window AC Units	***************************************			X	-		number of units:									
Attic Fan(s)		- Control of the Cont	Walter State of State		X		if yes, de	f yes, describe:								
Central Heat	<del></del>		***********	X	-		X electric gas number of units: /									
Other Heat	D. (187 C P. 1984)			X			if yes, describe: Mini Split unit in Studio									
Oven	····			X			number of ovens: / / electric gas other:									
Fireplace & Chimney			X	Construyorakua		wood gas logs mock other:										
Carport			T	X		attach	ed no	t att	ache	ed						
			attach	ed no	t att	ache	ed									
Garage Door Openers X number of																
Satellite Dish & Controls X owner																
Security System X owns			d leas	ed fr	om:											
			owner													
			X	1		\ electri					ù.	レートラ number of units:	1			
Water Softener Xowned																
Other Leased Items(s)				1	X	1	if yes, de									
							AND DESCRIPTION OF THE PARTY OF			and the same of the same of		-				

Bear Real Estate Services, 405 E 3rd St Lampasas TX 76550 Andrey Bear

(TXR-1406) 09-01-19

Phone: 5125569321

Fax: 5125569320

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Initialed by: Buyer:

# 1693 CR 220 (APARTMENT & STUDIO)

Underground Lawn Sprinkler Septic / On-Site Sewer Facility / X   investigation information About On-Site Sewer Facility (TXR-1407) Septic / On-Site Sewer Facility (TXR-1407) Was the Property built before 1978? yes X no _ unknown _ other.	Concerning the Property	at		production record colors & Colors & STARAGE AND COLORS (1990) and the colors of the co			KILLEEN	, TX	7654			
If yes, stach Information About On-Site Sewer Facility   If yes Age   If yes, outlier of yes   If yes, outlier   If		uton	natic manual areas covered:									
Was the Property built before 19782ves X_nounknownother. Ka.'n Wafev Collection YEV Was the Property built before 19783ves X_nounknownother. Ka.'n Wafev Collection YEV Was the Property built before 19783ves X_nounknownother. Ka.'n Wafev Collection YEV (If yes, complete, sign, and attach TXR-1906 concerning) lead-based paint hazards).  Roof Type:Mc_x_c\	if you					attach Information About On-Site Sewer Facility (TXR-1407)						
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)  Item YN N Floors YN N N Floors YN N N N N N N N N N N N N N N N N N N	Water supply provided by Was the Property built be (If yes, complete, sig Roof Type: Metal Is there an overlay roo covering)? yes X no	y: city efore 197 n, and a of coveri unkn	ittach T	ellMUD _ yes <u>X</u> no XR-1906 cor the Propert	co- unl- nceri	op known ning le Age: _ hingle	unknown _ ead-based p 	ot paint ws	her: K	ds).  (approxulated over existing shingles	cimate or re	e) oof
Item	Are you (Seller) aware of are need of repair?yo	of any of es X no	f the ite	ems listed in describe (at	this tach	Section	on 1 that all onal sheets	e no	ecessa	orking condition, that have de-		
Item							en genjajaski piske suga kek kilopaka kek paka kek kek palak kek palak kek berak kek palak kek berak kek berak Kek palak kilopak kek palak kek palak kilopak palak kilopak palak kek palak palak palak palak palak palak palak					
Remement	Section 2. Are you (Se aware and No (N) if you	eller) aw u are no	vare of	any defects	or	malfu	nctions in	any	of the	e following? (Mark Yes (Y) if	you :	are
Floors   X   Flo	Item	ΙY	N	Item				Y	N	Item	Y	N
Foundation / Slab(s)   X   Interior Walls   X   Interior Walls   X   Plumbing Systems   X		— <del>                                     </del>	X						X	Sidewalks		X
Interior Walls			1		n / 5	Slah(s	}	1	1X		1	X
Donveways   X   Electrical Systems   X   Exterior Walls   X   Plumbing Systems   X   Roof   X   Plumbing Systems   X   Roof   X			<del> }</del>	Contraction of the Contraction o		Jian(a	L	+			1	X
Electrical Systems   X   Exterior Walls   X   Exterior Walls   X   Exterior Walls   X    Exterior Walls   X    Exterior Walls   X    If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):  Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)  Condition   Y   N    Aluminum Wiring   X    Asbestos Components   X    Diseased Trees: oak wilt   X    Endangered Species/Habitat on Property   X    Fault Lines   X    Hazardous or Toxic Waste   X    Improper Drainage   X    Intermittent or Weather Springs   X    Landfill   X    Lead-Based Paint or Lead-Based Pt. Hazards   X    Encroachments onto the Property   X    Encroachments onto the Property   X    Encroachments onto the Property   X    Historic Property Designation   X    Previous Foundation Repairs   X    Previous Use of Premises for Manufacture   X    Improveremise acroaching on others of Manufacture   X    Previous Use of Premises for Manufacture   X    Intermittent or Woll damage needing repair   X    Exterior Walts   X    Plumbing Systems   X    Roof			$\Theta$	-		-00	er - thailes des establishes et al libraries et	+	121		1	X
Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)    Condition			1	The state of the s				┼─	1	Other oddecoral ochiponerics	+	+^
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):  Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)  Condition  Y N Aluminum Winng X Asbestos Components X Diseased Trees: oak wilt Endangered Species/Habitat on Property X Fault Lines X Hazardous or Toxic Waste Intermittent or Woather Springs X Lead-Based Paint or Lead-Based Pt. Hazards X Improvements encroaching on others' property X Located in Historic District X Previous Foundation Repairs X Previous Condition Y N Radon Gas Settling Soil Movement X Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Unrecorded Easements X Urea-formaldehyde Insulation X Wetends on Property X Wetlands on Property X Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous Treatment for termites or WDI Previous treatment for termites or WDI Previous treatment for termites or WDI Previous termite or WDI damage needing repair X Single Blockable Main Drain in Pool/Hot Tub/Spa*			<b>I</b>		Sys	tems	www.companyanesessessessessessessessessessessessesse	┼	<del> </del>		-	+-
Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)  Condition Y N Aluminum Wiring X Asbestos Components X Diseased Trees: oak wilt X Endangered Species/Habitat on Property X Fault Lines X Hazardous or Toxic Waste X Improper Drainage X Intermittent or Weather Springs X Landfill X Lead-Based Paint or Lead-Based Pt. Hazards X Encroachments onto the Property X Improvements encroaching on others' property X Located in Historic District X Historic Property Designation X Previous Roof Repairs X Previous Other Structural Repairs X Previous Use of Premises for Manufacture of Methamphetamine	Exterior vvalls			1001								
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Asbestos Components  Diseased Trees: oak wilt  Endangered Species/Habitat on Property  Fault Lines  Hazardous or Toxic Waste  Improper Drainage  Intermittent or Weather Springs  Landfill  Lead-Based Paint or Lead-Based Pt. Hazards  Encroachments onto the Property  Improvements encroaching on others' property  Located in Historic District  Historic Property Designation  Previous Foundation Repairs  Previous Other Structural Repairs  Previous Use of Premises for Manufacture  of Methamphetamine  Settling  Settling  Soil Movement  Subsurface Structure or Pits  Subsurface Structure or Pits  Subsurface Structure or Pits  V.  Subsurface Structure or Pits  Subsurface Structure or Pits  V.  Underground Storage Tanks  Unrecorded Easements  Unrecorded Easements  Unrecorded Easements  V.  Wetlands on Property  Wood Rot  Active infestation of termites or other wood destroying insects (WDI)  Previous termite or WDI damage repaired  Previous Fires  Termite or WDI damage needing repair  Single Blockable Main Drain in Pool/Hot  Tub/Spa*	Condition				Y	N	Conditi	on			<u>  Y</u>	N
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Previous Foundation Repairs  Previous Roof Repairs  Previous Other Structural Repairs  Previous Use of Premises for Manufacture  of Methamphetamine						IX.		CONTRACTOR OF THE PARTY OF				ĮŽ,
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Previous Other Structural Repairs    Single Blockable Main Drain in Pool/Hot Tub/Spa*   X						X						1X
Previous Use of Premises for Manufacture  of Methamphetamine						X	Termite	or \	NDI da	mage needing repair		X
Previous Use of Premises for Manufacture	Previous Other Structural Repairs					X	1		kable N	Main Drain in Pool/Hot		X
of Methamphetamine	Previous Use of Premis	ses for N	lanufa	cture	1	TV						
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	1693 CR 220 (APARTMENT & STUDIO)  KILLEEN, TX 76549
Concerning	
1 Marie and	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): At the low of the Properties there is a Spring creek that runs
*A sing	le blockable main drain may cause a suction entrapment hazard for an individual.
Section 4. which has necessary	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, so not been previously disclosed in this notice?yes \( \sum no \) If yes, explain (attach additional sheets if
Section 5 wholly or	. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)
Y N	
X	Present flood insurance coverage (if yes, attach TXR 1414).
$\overline{x}$	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).
_ X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
_ X	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
_ X	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
X	Located wholly partly in a floodway (if yes, attach TXR 1414).
_ <	Located wholly partly in a flood pool.
<u> X</u>	Locatedwholly partly in a reservoir.
If the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*For p	ourposes of this notice:
which	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
	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.

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Initialed by: Buyer: and Seller: Page 3 of 6

## 1693 CR 220 (APARTMENT & STUDIO) KILLEEN, TX 76549

Concerning	the Property at	-		MILLEEN	IX 700	343			
provider, ir	ncluding the Na	seller) ever filed ational Flood Insur	rance Prograi	m (NFIP)?-	yes _	the P	roperty will f yes, explai	n (attach	additional
Even where the structure structure	hen not required, d low risk flood : e(s).	zones with mortgage the Federal Emerger zones to purchase fl	ncy Manageme lood insurance	that covers th	e structu	re(s) an	the person	al property	within the
Administra	ation (SBA) for	(Seller) ever re- flood damage to	the Property	? _yes △	n FEM no If ye	A or es, expl	the U.S. ain (attach a	Small additional	sheets as
Section 8.	Are you (Sello	er) aware of any o	of the following	ng? (Mark Ye	s (Y) if <u>y</u>	you are	aware. Mar	k No (N)	if you are
Y N X	Room addition unresolved pe	ns, structural modificermits, or not in com	cations, or other	er alterations uilding codes	or repair in effect	s made at the ti	without nece me.	essary per	rmits, with
<u> </u>	Homeowners'	associations or mai	intenance fees	s or assessme	ents. If ye	es, comp	olete the follo	owing:	
	Manager's	association:s s name:ssessments are: \$ _ id fees or assessme				P	hone:		
	Fees or as	ssessments are: \$	eggeneremani in tinte pictori in del principi e qui se a salò rissima escale e naime elamen	per		and	are man	datory	voluntary
	If the Prop	id fees or assessme perty is in more than ormation to this notion	n one associat	perty? yes tion, provide in	(\$ nformation	n about	the other as	o sociation	s below or
_ X	with others. If	area (facilities such yes, complete the f nal user fees for co	followina:						
_ X	Any notices o Property.	f violations of deed	restrictions or	governmenta	l ordinar	ices affe	ecting the co	ndition or	use of the
<u> X</u>		or other legal proce- preclosure, heirship,			affecting	the Pro	perty. (Includ	des, but is	not limited
		the Property excepon of the Property.	ot for those dea	aths caused b	y: natura	al cause	s, suicide, or	accident	unrelated
_ >	Any condition	on the Property wh	nich materially	affects the he	ealth or s	afety of	an individua	l.	
_ ×	hazards such If yes, att	or treatments, other to a as asbestos, rador tach any certificates ion (for example, ce	n, lead-based s or other docu	paint, urea-for imentation ide	maldehy ntifying f	/de, or r the exte	nold. nt of the	diate env	ironmental
$-\lambda$		r harvesting system as an auxiliary wate		e Property tha	at is large	er than s	600 gallons a	and that u	ses a public
_ X	The Property retailer.	y is located in a p	ropane gas s	system servic	e area o	owned t	y a propan	e distribu	ition system
_ <u>X</u>	Any portion of	of the Property that i	is located in a	groundwater	conserva	ation dis	trict or a sub	sidence d	listrict.
If the ans	wer to any of the	e items in Section 8	is yes, explair	n (attach addi	tional sh	eets if n	ecessary):	Surprise Strategy Construction and Advantage Construction and Construction	
			FIRE times were all the control of t		to the latest the second secon	0			
(TXR-1406	6) 09-01-19	Initialed by: B	Buyer:	and	Seller:	15.	40/		Page 4 of 6

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Concerning the Pro	perty at	1693 C	R 220 (APARTMEN KILLEEN, TX 70	NT & STUDIO) 5549	
Section 10. Within	the last 4 y	inenactions and W	eller) received and	ny written inspectio	2 Of Otherwise
Inspection Date	Type	Name of Inspect		s and complete the follo	No. of Pages
Inspection Date					
	A buyer sho	n the above-cited report ould obtain inspections f ion(s) which you (Selle	rom inspectors cho	for the Property:	the Property.
— Homestead Wildlife Man	nagement	Senior Citizen Agricultural		Disabled Disabled Veteran Unknown	
insurance providence Section 13. Have insurance claim of	er? yes X no you (Seller) eve or a settlement or	r received proceeds to award in a legal proce	for a claim for da eeding) and not us	lood damage, to the I mage to the Property sed the proceeds to ma	(for example, an ake the repairs for
	Chapter 766 of th	e Health and Safety C		n accordance with th	
installed in a including per	ccordance with the formance, location,	requirements of the buildi and power source require	ng code in effect in the ements. If you do not	vellings to have working sn ne area in which the dwell know the building code re fficial for more information.	ling is located, equirements in
family who v impairment f the seller to	vill reside in the dwe rom a licensed physi install smoke detect	elling is hearing-impaired; clan; and (3) within 10 day	(2) the buyer gives the s after the effective da and specifies the le	(1) the buyer or a member or seller written evidence ate, the buyer makes a writ ocations for installation. The ocations detectors to install.	of the hearing ten request for
signature of Selle	instructed or influe	enced Seller to provide in A-12-2022 Date	inaccurate information of Selle	Seller's belief and that ron or to omit any material	no person, including ial information.  4/13/302  Date
Printed Name:		Elde, Jr.	Printed Name: and Seller:	12 RE	Page 5 of 6

### 1693 CR 220 (APARTMENT & STUDIO) KILLEEN, TX 76549

Concerning	the	Property	at
Concenning	41.00		

#### 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 <a href="https://publicsite.dps.texas.gov/SexOffenderRegistry">https://publicsite.dps.texas.gov/SexOffenderRegistry</a>. 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.

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	Electric: Pedernales Fectris Coop	phone #:	888-554-4732
	Sewer: N/A	phone #:	
	Water: N/A	phone #:	
	Cable: Direct TV	phone #:	877-821-3140
	Trash:	phone #:	
	Natural Gas: N/A	phone #:	
	Phone Company:	phone #:	Printing.
	Propane: Star Propane	phone #:	800-272-7706
	Internet: Roll-Call Broadband	phone #:	512-270-0727
			,

(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.

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

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	and Seller: B. KE	Page 6 of 6