

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.

CONCERNING THE PROPERTY AT

Superior Realty, 506 W Main St. Atlanta, TX 75551

Renee McCoart

| DATE SIGNED BY SEL | LEF | 4 AV | ND I | SN | IOT | A S | UBSTITUTE FOR A | NY | INS | PECTI | TION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY | RI | IYE | 2 |
|------------------------------|-------|-------|-------|-------|-------|--------|------------------------|------------------|--------|----------|---|------------|-------|----|
| Seller is is not or | ccup | ying | the | Pro | per | ty. If | unoccupied (by Sell | er). | how | lona s | since Seller has occupied the F | Pron | ertv' | 2 |
| Never Occupied | 10 | S. 3 | 8 | | (ap | oroxi | mate date) or nev | ver c | CCUI | pied th | ne Property | юр | City | 20 |
| V | | | | | | | | | | | | | | |
| Section 1. The Proper | ty n | as t | he n | tem | s m | arke | ed below: (Mark Yes | (Y) | , No | (N), c | r Unknown (U).) | | | |
| | not e | stabi | isn t | ne it | ems | to be | e conveyed. The contra | act w | ill de | termine | which items will & will not conve | √ . | | |
| Item | Y | N | U | | Ite | em | | Y | N | U | Item | Y | N | U |
| Cable TV Wiring | | | V | 1 | Li | quid | Propane Gas: | | / | | Pump: sump grinder | + | V | |
| Carbon Monoxide Det. | | ~ | | 1 | | | ommunity (Captive) | | v | | Rain Gutters | + | | - |
| Ceiling Fans | V | | 12. | 1 | | | Property | | V | \vdash | Range/Stove | + | V | - |
| Cooktop | V | | | | | ot Tu | | | V | H | Roof/Attic Vents | 1 | | - |
| Dishwasher | v | | | | | | om System | \vdash | 1/ | | Sauna | V | | _ |
| Disposal | | 2 | | | | | vave | 1. | 1 | \vdash | Smoke Detector | + | / | - |
| Emergency Escape | | | | | | | or Grill | V | _ | \vdash | | + | V | _ |
| Ladder(s) | | v | | | 0 | ataot | or Orm | | | | Smoke Detector - Hearing Impaired | | , | |
| Exhaust Fans | | | 1 | - | Pa | atio/F | Decking | | V | - | Spa | + | V | _ |
| Fences | | | V | | | | ing System | 1 | | - | | \vdash | V | |
| Fire Detection Equip. | | v | | | _ | ool | ing Cystem | 1 | | - | Trash Compactor | \vdash | V | _ |
| French Drain | | 1 | | | _ | | quipment | - | 1 | | TV Antenna | - | V | |
| Gas Fixtures Centrolit | . / | | - | | | | laint. Accessories | - | V | | Washer/Dryer Hookup | V | | _ |
| Natural Gas Lines | 1 | | | | | | eater | - | 1 | | Window Screens | \vdash | V | |
| | | | | | 10 | JOI 17 | eater | L | V | | Public Sewer System | | V | |
| Item | - | | | Y | N | U | | | A | 1.04 | | | | _ |
| Central A/C | | | | - | 14 | 0 | electric gas | | | | nal Information | | | |
| Evaporative Coolers | | - | - | V | - | - | number of units: | nur | nber | of uni | ts: | | | |
| Wall/Window AC Units | | | | - | r | | | number of units: | | | | | | |
| Attic Fan(s) | | | | | 1 | | if yes, describe: | | | | - 15 | | | |
| Central Heat | | | - | _ | 1 | | | | | | , | | | _ |
| Other Heat | | | | V | | | electric as | nun | nber | of uni | ts:/ | | | |
| Oven | | | | | / | - | if yes, describe: | | | | | | | |
| Fireplace & Chimney | - | | | V | - | | number of ovens: | | | | tric gas other: | 75 | | |
| Carport | | _ | | V | | | woodgas log | | mo | | other: | | | |
| Garage | | - | | | V | | | atta | | | | | | |
| Garage Door Openers | | - | - | 1 | | | attachednot | atta | chec | | | | | |
| Satellite Dish & Controls | | | | V | - 1 | - | number of units: | | | | number of remotes: / >>>> | | | |
| Security System | | • | - | - | N | _ | ownedlease | | _ | | | | | |
| Solar Panels | | | | | V | | ownedlease | | _ | | | | | |
| Water Heater | | | | | ~ | - | ownedlease | _ | | ~ | | | | |
| Water Fleater Water Softener | | | | / | - | - | electricgas _ | | her: | | number of units: | 1 | | |
| Other Leased Items(s) | | | | | ~ | | ownedlease | d fro | m: _ | | × | | | |
| Outer Leased Items(S) | | | | | / | | if yes, describe: | T. College | | | | | | |
| (TXR-1406) 09-01-19 | | . 1 | nitia | led b | ру: В | uyer: | ,a | nd S | eller: | -ph | , Pa | ge 1 | of 6 | |

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Fax: 903,796,1077

Untitled

| | | | 8 (| CR 41 | 28 | A | + lanta | T | X | | 1555 | | | |
|--|-----------------------|---------------|-----------------|-------------------------------|--------------|-------------------|---|--|--|---|---|-------|-----|---|
| Underground Lawn Sprinkle | er | | 1. 1 | | auto | matic | manual | are | 25.0 | OVE | ored: | | _ | |
| Septic / On-Site Sewer Fac | | | | | | | | | 10.00 | | Site Sewer Facility (TXR-14 | 771 | - | |
| | | | / | | | | | | | | | 31) | _ | |
| Water supply provided by: Was the Property built before (If yes, complete, sign, Roof Type: Is there an overlay roof of | re 19 and a | 78? attacl | ye: | s <u>//</u> no _ R-1906 co | _ ur | iknowi rnina l | n ead-based | pair | it ha | zar | ds). | roxin | nat | — e) |
| covering)? yes no | cover | ing (| on the | e Proper | ty (| shingle | es or roof | COV | erin | g p | laced over existing shingle | es or | r | of |
| | | | | | | | | | Signal and the same of the sam | | | | | |
| Are you (Seller) aware of a are need of repair? yes _ | ny of | f the | items s, de | listed in scribe (at | this tach | Secti addit | on 1 that a ional sheets | re n s if r | ot ir iece | ssa | orking condition, that have ary): | defec | ts, | or — |
| | | | | | | | | | | | | - | | |
| | | | | | | | | | | | | | === | |
| Section 2. Are you (Selle aware and No (N) if you are | r) aw re no | are t aw | of any are.) | y defects | or | malfu | nctions in | any | of | the | following? (Mark Yes (Y) | if yo | u a | ire |
| Item | Y | N | [i | tem | | | | Y | N | 7 | Item | 7 | Y | N |
| Basement | | V | F | Floors | | | | | , | | Sidewalks | + | + | 1.0 |
| Ceilings | 1 | | | oundatio | n / 9 | Slah/s | 1 | | 1 | 1 | Walls / Fences | + | - | |
| Doors | 1 | | | nterior W | | Jiab(3 |) | - | 1 | | Windows | + | - | 1 |
| Driveways | | 1 | - | | 2-17-3 1999 | | | _ | V | 1 | | | - | ~ |
| Electrical Systems | | 1 | | ighting F | | | | _ | 1 | 1 | Other Structural Componen | S | | 1 |
| Exterior Walls | 1 | V | | Plumbing Roof | Sys | tems | | | 1 | - | | | _ | |
| | | | | | | | | | | | | | | |
| Section 3. Are you (Selle you are not aware.) | r) aw | are | of any | y of the f | follo | wing | conditions | ? (N | /lari | c Ye | es (Y) if you are aware and | l No | (N) |) if |
| Section 3. Are you (Selle you are not aware.) | r) aw | are | of any | y of the f | follo | , | \$0 E | | lari | c Ye | es (Y) if you are aware and | | | |
| you are not aware.) Condition | r) aw | are | of any | y of the f | | wing | Conditio | n | lari | c Ye | es (Y) if you are aware and | | (N) | N |
| Condition Aluminum Wiring | r) aw | /are | of any | y of the f | | , | Condition Radon G | n | lari | c Ye | es (Y) if you are aware and | | | |
| Condition Aluminum Wiring Asbestos Components | | /are | of any | y of the f | | , | Condition Radon G Settling | on Gas | | c Ye | es (Y) if you are aware and | | | N |
| Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt | | | | y of the f | | , | Condition Radon G Settling Soil Mov | as eme | ent | | | | | N |
| Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habita | | | | y of the f | | , | Condition Radon G Settling Soil Mov Subsurfa | on Gas eme | ent Stru | ctur | e or Pits | | | N |
| Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habita Fault Lines | | | | y of the f | | , | Condition Radon G Settling Soil Mov Subsurfa Undergro | eme | ent Strud | ctur | e or Pits ge Tanks | | | N |
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(TXR-1406) 09-01-19

Page 2 of 6

| Concerning the Property at | 118 CR 4128 | HHANA TX | (7555) |
|---|---|---|--|
| | | | ts if necessary): |
| | 8 18 | | |
| | | | · · · · · · · · · · · · · · · · · · · |
| *A single blockable main drain | may cause a suction entranmo | ont hozard for an individual | |
| | | | |
| willch has not been previous | sly disclosed in this notice | ce?yesno If ye | the Property that is in need of repair, es, explain (attach additional sheets if |
| | | | |
| | | | |
| Section 5. Are you (Seller) as wholly or partly as applicable. | ware of any of the followi . Mark No (N) if you are no | ng conditions?* (Mark ot aware.) | Yes (Y) if you are aware and check |
| Y N | 21 B 18 15 15 15 15 15 15 15 15 15 15 15 15 15 | i a | |
| _ Present flood insura | ance coverage (if yes, attaci | h TXR 1414). | |
| | due to a failure or bread | | controlled or emergency release of |
| _ Previous flooding du | ue to a natural flood event (| if yes, attach TXR 1414) | · |
| Previous water per TXR 1414). | netration into a structure of | on the Property due to | a natural flood event (if yes, attach |
| Locatedwholly AH, VE, or AR) (if ye | partly in a 100-year flo es, attach TXR 1414). | odplain (Special Flood | Hazard Area-Zone A, V, A99, AE AO, |
| Located wholly | partly in a 500-year floo | dplain (Moderate Flood | Hazard Area-Zone X (shaded)). |
| | partly in a floodway (if y | | |
| Located wholly | partly in a flood pool. | | |
| Located wholly | partly in a reservoir. | | |
| If the answer to any of the above | is yes, explain (attach add | litional sheets as necess | eary): |
| | | | |
| *For purposes of this notice: | | | 9 |
| which is considered to be a high | h risk of flooding; and (C) may | r AR on the map; (B) has rinclude a regulatory flood\ | |
| "500-year floodplain" means ar area, which is designated on the which is considered to be a mod | ie mad as zone x isnaneni | entified on the flood insura and (B) has a two-tenths | nnce rate map as a moderate flood hazard of one percent annual chance of flooding, |
| "Flood pool" means the area an subject to controlled inundation | ljacent to a reservoir that lies a under the management of the | above the normal maximum United States Army Corps | n operating level of the reservoir and that is of Engineers. |
| "Flood insurance rate map" me under the National Flood Insura | ans the most recent flood haz nce Act of 1968 (42 U.S.C. Se | zard map published by the ection 4001 et seq.). | Federal Emergency Management Agency |
| as a 100-year flood, without cur | mulatively increasing the water | at must be reserved for the surface elevation more tha | |
| | oundment project operated by | the United States Army C | orps of Engineers that is intended to retain |
| (TXR-1406) 09-01-19 | Initialed by: Buyer:, | and Seller: | Page 3 of 6 |
| | n zipForm® by zipLogix 18070 Fifteen Mile R | 1 | |

| | Have you (Seller) ever filed a claim for flood damage to the Property with any insurance |
|---------------------------|--|
| provider, ii | ncluding the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional eccessary): |
| | |
| risk, and structure | · · |
| Administra necessary): | Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as |
| 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. | you are aware. Mark No (N) II you are |
| <u>Y</u> 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: |
| | Manager's name: Phone: |
| | Manager's name: |
| _ V . | 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: |
| - V | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| $-\checkmark$ | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited 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 public water supply as an auxiliary water source. |
| - V | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |
| | r to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): |

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Untitled

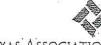
| Concerning the Prop | perty at | 118 CR 4 | 128, 1 | Hlanta, | TX 755 | 5 |
|--|--|---|---|--|---|--|
| | - | | | | | |
| | | , , , | | | | |
| Section 9. Seller | _ has _ has | not attached a sur | vey of the Pro | perty. | 9 | |
| Section 10. Within persons who reg permitted by law to | ularly provid | le inspections an | d who are | either licens | ed se inenecto | re or otherwise |
| Inspection Date | Туре | Name of In | spector | | | No. of Pages |
| | | | | - | *************************************** | |
| | | | | | | |
| | , p | <u> </u> | 6 | | , 36 | |
| Note: A buyer | should not rely A buyer si | on the above-cited r hould obtain inspecti | eports as a rei ons from inspe | lection of the cu ctors chosen b | urrent condition of a y the buyer. | the Property. |
| Section 11. Check | any tax exemp | otion(s) which you (| Seller) curren | tly claim for th | e Property: | ette e |
| Homestead | acomont | Senior Citize Agricultural | en | | Disabled | |
| Other: | igement | Agricultural | | | Disabled Veteran Jnknown | |
| Section 12. Have y | /C - II - \ | | | | | |
| Section 14. Does the | he Property ha | ave working smoke | e detectors in | stalled in acc | ordance with the | smoke detecto |
| requirements of Ch (Attach additional sh | eets if necessar | ry): | ty Code?^ | unknown <u>v</u> n | o yes. If no or | unknown, explain |
| | | • × | | | | |
| including perfor | ordance with the mance, location, | Safety Code requires of requirements of the boand power source red and power source red on the contract of the | uilding code in a nuirements. If vo | effect in the area ou do not know t | in which the dwellir | na is located |
| impairment from the seller to ins | reside in the dwe n a licensed physi tall smoke detect | nstall smoke detectors f elling is hearing-impair ician; and (3) within 10 tors for the hearing-imp stalling the smoke dete | ed; (2) the buye days after the e paired and spec | er gives the selle fective date, the ifies the locations | r written evidence o buýer makes a writte s for installation. The | f the hearing |
| Seller acknowledges the broker(s), has ins | that the staten | nents in this notice a enced Seller to provi | are true to the | best of Seller's nformation or to | belief and that no omit any material | person, including |
| - Tim | | . 1-14-2 | 3 | e 8 | 16. S | one en america (m. 1865-1865) (m. 1865-1865) 18 |
| Signature of Seller | | O Da | ate Signature | of Seller | 2 | Date |
| Printed Name: | Tenny | Brabhan | Printed N | ame: | 2 | 2 er ** |
| (TXR-1406) 09-01-19 | | aled by: Buyer: | | Seller: | | Page 5 of6 |
| | Produced with zipF | orm® by zipLogix 18070 Fifteen N | dile Road, Fraser, Michi | gan 48026 . www.zipLogi | ix.com | Untitled |
| | 2014 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | · | TO THE SECOND | |

| H. | | |
|-----|---|--|
| | | |
| Coi | ncerning the Property at | HAMA TX 7555 |
| AD | DITIONAL NOTICES TO BUYER: | * * |
| (1) | The Texas Department of Public Safety maintains a database that registered sex offenders are located in certain zip code areas. To For information concerning past criminal activity in certain are department. | search the database, visit www.txdps.state.tx.us. |
| (2) | If the Property is located in a coastal area that is seaward of the Gumean high tide bordering the Gulf of Mexico, the Property may be Protection Act (Chapter 61 or 63, Natural Resources Code, respection permit may be required for repairs or improvement authority over construction adjacent to public beaches for more info | be subject to the Open Beaches Act or the Dune ctively) and a beachfront construction certificate or ents. Contact the local government with ordinance |
| (3) | If the Property is located in a seacoast territory of this state design of the Texas Department of Insurance, the Property may be continue windstorm and hail insurance. A certificate of compliance Property. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texas Department of the Property of this state design of this state design of the Property of the Property of this state design of the Property of the Property of this state design of the Property of | subject to additional requirements to obtain or may be required for repairs or improvements to the Regarding Windstorm and Hail Insurance for |
| (4) | This Property may be located near a military installation and no compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use 2 for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located. | g to high noise and compatible use zones is Zone Study or Joint Land Use Study prepared at website of the military installation and of the |
| (5) | If you are basing your offers on square footage, measurement independently measured to verify any reported information. | ts, or boundaries, you should have those items |
| (6) | The following providers currently provide service to the Property: | |
| | Electric: Bowle (Ass Electric: Sewer: Septic Water: Well Cable: Trash: Natural Gas: Phone Company: Propane: | phone #: phone #: phone #: phone #: phone #: phone #: |
| | Intown at. | phone #: |
| | internet: | phone #: |
| (7) | This Seller's Disclosure Notice was completed by Seller as of the castrue and correct and have no reason to believe it to be false or | date signed. The brokers have relied on this notice inaccurate. YOU ARE ENCOURAGED TO HAVE |

AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

| The undersigned Buye | er acknowledges receipt of the forego | ing notice. | 9 |
|----------------------|--|--------------------|-------------|
| | | as a | ŝ |
| Signature of Buyer | Date | Signature of Buyer | Date |
| Printed Name: | | Printed Name: | |
| (TXR-1406) 09-01-19 | Initialed by: Buyer:, Produced with zipForm® by zipLogix. 18070 Fifteen Mile R | and Seller:,,,,,,, | Page 6 of 6 |





Texas Association of Realtors

INFORMATION ABOUT ON-SITE SEWER FACILITY USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED. OTEXAS ASSOCIATION OF REALTORS®, Inc., 2004

| CC | , MC | CERNING THE PROPERTY AT 118 CR 4128, Atlanta, TX | 7555 |
|-----|---------|---|--------------------------|
| A. | DE | ESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY: | ε |
| | (1) | Type of Treatment System: □ Septic Tank □ Aerobic Treatment □ | □ Unknown |
| | (2) | Type of Distribution System: Field Lines | ☑ Unknown |
| | (3) | Approximate Location of Drain Field or Distribution System: | ⊠ Unknown |
| | 9. | | 48 |
| i | (4) | Installer grentt Plinting (per prior and) | |
| | (5) | Approximate Age: App 7+ 15 Ago per prior owner | ₩ Unknown |
| В. | MA | AINTENANCE INFORMATION: | 7 10 |
| | | Is Seller aware of any maintenance contract in effect for the on-site sewer facility? yes, name of maintenance contractor: Phone: Contract expiration date: (Maintenance contracts must be in effect to operate aerobic treatment and certain non-site sewer facilities.) Approximate date any tanks were lest numbed? | |
| | | Approximate date any tanks were last pumped? Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain: | Yes Æ No |
| . ' | | | |
| | (4) | Does Seller have manufacturer or warranty information available for review? | ⊃ Yes 💢 No |
| C. | PL | anning materials, permits, and contracts: | |
| | | The following items concerning the on-site sewer facility are attached: □ planning materials □ permit for original installation □ final inspection when OSSF □ maintenance contract □ manufacturer information □ warranty information □ ΛΑ | was installed |
| 1. | (2) | "Planning materials" are the supporting materials that describe the on-site sewer fac submitted to the permitting authority in order to obtain a permit to install the on-site sewer fac | ility that are acility. |
| 100 | | It may be necessary for a buyer to have the permit to operate an on-site se transferred to the buyer. O7) 1-7-04 Initialed for Identification by Buyer and Seller | wer facility Page 1 of 2 |

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| <u>Facility</u> | Usage (gal/day) without water- saving devices | Usage (gal/day) with water- saving devices |
|--|---|--|
| Single family dwelling (1–2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1–2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom) | 225 300 375 450 525 225 75 | 180 240 300 360 420 180 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

| | | ٠ | 8 2 2 720 | | 45 | | 241 | |
|--------------------------|------|-----------------|---------------------|-----------|----|---------|-----|------|
| Signature of Seller | | 1-14-23 Date | Signature | of Seller | | v | | Det |
| 365 G | • | | 0.9.10.00 | 01 001101 | | | | Date |
| Receipt acknowledged by: | | | ja ja | | | | | |
| | - | | | | * | := ₩ | | |
| 525 | o 80 | 70 | | | a. | | ÷ | |
| Signature of Buyer | | Date | Signature | of Buyer | | • | | Date |



Buyer

Buyer

Other Broker

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

| CONCERNING THE PROPERTY AT 18 CR 4128 Atlanta TX 75551 (Street Address and City) |
|--|
| A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase." |
| NOTICE: Inspector must be properly certified as required by federal law. |
| B. SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only): (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): |
| (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property. 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only): (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): |
| (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property. |
| C. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of |
| lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest |
| money will be refunded to Buyer. D. BUYER'S ACKNOWLEDGMENT (check applicable boxes): |
| 1. Buyer has received copies of all information listed above. |
| 2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home. |
| E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance. F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the |
| best of their knowledge, that the information they have provided is true and accurate. |
| |

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

Date

Date

Date

Seller

Seller

Date

Date