TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

	closu							131	92 N	State HWY 19
CONCERNING THE PROPERTY AT										, TX 75752
DATE SIGNED BY SEI MAY WISH TO OBTAIN AGENT. Seller is is not _ o	ccup	IS N	the	Proj	VARI	RAN If	unoccupied (by Sellenate date) or nev	er), h	now lo	
Section 1. The Proper This notice does	not e	stabl	he it	ems he ite	ms t	be	conveyed. The contra	ct wi	Il deter	rmine which items will & will not convey.
Item	Y	N	U		Ite	-		Y	N	U Itelli
Cable TV Wiring	V		988				Propane Gas:		/	Pump: sump grinder
Carbon Monoxide Det.		V	200				mmunity (Captive)		/	Rain Gutters
Ceiling Fans	V		7/5				Property		/	Range/Stove
Cooktop	V	1000	1968			Tu			1	Roof/Attic Vents
Dishwasher	V				_	_	m System		/	Sauna
Disposal	V	1			Mic	row	rave	V		Smoke Detector
Emergency Escape Ladder(s)		1			Ou	tdod	or Grill		V	Smoke Detector - Hearing Impaired
Exhaust Fans	V				Pat	io/E	Decking	V	1000 B	Spa
Fences	V		THE STATE OF		Plu	mbi	ng System	1		Trash Compactor
Fire Detection Equip.		V	Pres.	15%	Po	ol		1888		TV Antenna
French Drain		1			Po	ol E	quipment			Washer/Dryer Hookup
Gas Fixtures		/	250		Po	ol M	aint. Accessories	155		Window Screens
Natural Gas Lines		V			Po	ol H	eater			Public Sewer System /
Item				Y	N	U			Ad	Iditional Information
Central A/C	No.	12.5	Albe	1			electric gas	nur		of units: MINISOLIT (1) 4 hEADS
	7.00	1800		100	/	2 m	number of units:		NO. SELECT	THISPIT (=) I HENOS
Evaporative Coolers		1788		250	/		number of units:			
			ALC: UNKNOWN	-	× /	-		2000	200000	
Wall/Window AC Units		(5.56)		1	V		If ves, describe:			
Wall/Window AC Units Attic Fan(s)				1	V		if yes, describe:	nui	mber	of units: II Same
Wall/Window AC Units Attic Fan(s) Central Heat				/	V		√ electric gas	nui	mber	of units: II SAME II
Evaporative Coolers Wall/Window AC Units Attic Fan(s) Central Heat Other Heat Oven				/	V			nui	mber o	of units: II SAME II

Item	YNU	Additional Information
Central A/C	V	Velectric gas number of units: MINISOLIT (1) 4 hEADS
Evaporative Coolers		number of units:
Wall/Window AC Units		number of units:
Attic Fan(s)		if yes, describe:
Central Heat		✓ electric gas number of units: II SAMÉ II
Other Heat		if yes, describe:
Oven		number of ovens: 1 electric gas other:
Fireplace & Chimney		wood gas logs mock other:
Carport	/	✓attached not attached
Garage	V.	attached not attached
Garage Door Openers		number of units: number of remotes:
Satellite Dish & Controls		✓owned leased from:
Security System	V	owned leased from:
Solar Panels	V	owned leased from:
Water Heater	V	
Water Softener		l electric gas other: 1 number of units: 50 gal
Other Leased Items(s)		if yes, describe:

(TXR-1406) 07-08-22

Initialed by: Buyer. ____, and Seller: DA

Page 1 of 6

Keller Williams - Cedar Creek Lake, 1907 W Main St Gun Barrel City TX 75156
Phone: 9033866064
Fax:
Valerie Bahm
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
www.hwolf.com

13192 ST HWY 19

	rty at		TT	A		Athens	-	CHARLES PRO	100000		1	ALC: N
Underground Lawn Sp			1	if you	tomatic	manual	Aho	as co	n-S	ite Sewer Facility (TXR-1407)	5199	
Septic / On-Site Sewer			1	ii yes,	es, attach Information About On-Site Sewer Facility (TXR-1407)							No.
(If yes, complete, s Roof Type:	sign, and a	ing nowr	on the	e Property	cerning le	ead-based 10 YEA es or roof	pain cove	t haz	pla	aced over existing shingles rking condition, that have de	or	roof
are need of repair?	yes 🗸 no	o If y	es, de	escribe (atta	ch additi	onal sheets	s it n	eces	sar	у):		
	(0-11)				- 16			-64		following? (Mark Yes (Y) if	VOL	are
aware and No (N) if y	ou are no	t aw	vare.)	y detects c	or manui	nctions in	any	OI U	ne .	following? (Mark Yes (Y) if		
Item	IY	N	1 [Item	e fake a		Y	N		Item	Y	N
Basement		/	-	Floors				/		Sidewalks		1
Ceilings		1		Foundation	/ Slab(s)	- COATES	N.	1		Walls / Fences	192	1
Doors		1	_	Interior Wal			E 35	/		Windows		1
Driveways		1		Lighting Fix			100	1		Other Structural Components	100	1
Electrical Systems		1		Plumbing S			1	/	E S		9 28 1	-
Exterior Walls	- 100 mm	1		Roof	yotomo		6203	1				
Section 3. Are you (if necessary):	No (N)
Section 3. Are you (y of the fo	llowing	conditions	s? (I					
Section 3. Are you (you are not aware.) Condition				y of the fo		conditions	s? (I				No (
Section 3. Are you (you are not aware.) Condition Aluminum Wiring	(Seller) av			y of the fo	llowing	Conditions Condition	s? (I					
Section 3. Are you (you are not aware.) Condition Aluminum Wiring Asbestos Components	(Seller) av			y of the fo	llowing	Conditions Conditions Radon Conditions	s? (I on Gas	Mark				
Section 3. Are you (you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oa	(Seller) aw	vare	of an	y of the fo	llowing	Conditions Condition Radon Condition Settling Soil Movement	on Gas	Mark	Ye	s (Y) if you are aware and I		
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		13192 N State HWY Athens , TX 7575	52	
the Property at _	ems in Section 3 is yes, explain			
n to any or the m				
e blockable main d	rain may cause a suction entraph	nent hazard for an individual		ed of repair.
Are you (Seller not been previ) aware of any item, equipme lously disclosed in this noti	ice? _ yes _ no If ye	es, explain (attach addition	
		· disions 2* (Mari	k Yes (Y) if you are awa	re and check
Are you (Selle partly as applica	r) aware of any of the follow able. Mark No (N) if you are r	not aware.)	K 165 (1) 3	
Present flood in	isurance coverage.	ach of a recentoir or	a controlled or emergen	cy release of
Previous flood water from a re	ing due to a failure or breaservoir.	acii di a leselvoli di a		
		t.		
Provious water	penetration into a structure of	n the Property due to a na	atural flood.	100 AF AO
Located who	olly partly in a 100-year t	floodplain (Special Flood	Hazard Area-Zone A, V	
Locatedwh	olly partly in a 500-year fl	oodplain (Moderate Floo	d Hazard Area-Zone X (sl	naded)).
		the createst Val		
Located wh	olly _ partly in a reservoir.			
ver to any of the	above is yes, explain (attach a	additional sheets as nece	essary):	
		er may consult Informa	tion About Flood Hazard	ds (TXR 1414).
poses of this notice	e:			8 h
in decimented on	ZODO A V AGO AF AO AH VI	F or AR on the man: (B)	nas a one percent annual o	hance of flooding
which is designate	d on the map as Zone X (shade	s identified on the flood insed); and (B) has a two-ten	surance rate map as a mod oths of one percent annual o	lerate flood hazar chance of flooding
pool" means the a t to controlled inun	area adjacent to a reservoir that I dation under the management o	les above the normal maxi f the United States Army C	imum operating level of the r corps of Engineers.	eservoir and that
insurance rate ma the National Flood	ap" means the most recent floor Insurance Act of 1968 (42 U.S.C	t hazard map published by C. Section 4001 et seq.).	y the Federal Emergency M	anagement Agen
er or other watero	ourse and the adjacent land area	as that must be reserved for	or the discharge of a base flo	ood, also referred
voir" means a wat	ter impoundment project operate of water in a designated surface	ed by the United States Arr area of land.	my Corps of Engineers that	is intended to ret
delay bio railen				
or of the series	Are you (Seller not been previous flood water from a re concerne who was considered with the second plain of the second flood pla	er to any of the items in Section 3 is yes, explain a blockable main drain may cause a suction entrapm. Are you (Seller) aware of any item, equipment been previously disclosed in this notion of the follow partly as applicable. Mark No (N) if you are reservoirs. Previous flooding due to a failure or brewater from a reservoir. Previous flooding due to a natural flood even Previous water penetration into a structure of Located wholly partly in a 100-year flooded wholly partly in a 500-year flooded wholly partly in a floodway. Located wholly partly in a floodway. Located wholly partly in a floodway. Located wholly partly in a reservoir. Fer to any of the above is yes, explain (attach a seconsidered to be a high risk of flooding; and (C) are floodplain" means any area of land that: (A) is seconsidered to be a high risk of flooding; and (C) are floodplain" means any area of land that: (A) is seconsidered to be a moderate risk of flooding. Proof means the area adjacent to a reservoir that it to controlled inundation under the management of the National Flood Insurance Act of 1968 (42 U.S.C) way" means an area that is identified on the flooder or other watercourse and the adjacent land area to year flood, without cumulatively increasing the way in the proof of the controlled in the management of the National Flood insurance Act of 1968 (42 U.S.C) way" means an area that is identified on the flooder or other watercourse and the adjacent land area to the variety increasing the way.	the Property at art to any of the items in Section 3 is yes, explain (attach additional sheet art to any of the items in Section 3 is yes, explain (attach additional sheet are to any of the items in Section 3 is yes, explain (attach additional sheet are you (Seller) aware of any item, equipment, or system in or on not been previously disclosed in this notice?yesno if y you have not aware.) Are you (Seller) aware of any of the following conditions?* (Marcharly as applicable, Mark No (N) if you are not aware.) Present flood insurance coverage. Previous flooding due to a failure or breach of a reservoir or water from a reservoir. Previous water penetration into a structure on the Property due to a natural flood event. Previous water penetration into a structure on the Property due to a natural flood wholly partly in a 100-year floodplain (Special Flood AH, VE, or AR). Located wholly partly in a floodway. Located wholly partly in a flood pool. Located wholly partly in a flood pool. Located wholly partly in a reservoir. Fer to any of the above is yes, explain (attach additional sheets as necessary floodplain means any area of land that: (A) is identified on the flood insurance from the map as Zone X (shaded); and (B) has a two-test considered to be a high risk of flooding; and (C) may include a regulatory flooding flooding means the area adjacent to a reservoir that lies above the normal max to controlled inundation under the management of the United States Army C insurance rate map" means the most recent flood hazard map published by the National Flood insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). Way" means an area that is identified on the flood insurance rate map as a rea of the adjacent land areas that must be reserved in the reserved flood, without cumulatively increasing the water surface elevation most of the controlled invalor to controlled invalor to the adjacent land areas that must be reserved flood, without cumulatively increasing the water surface	Athens , TX 75782 Are you (Seller) aware of any item, equipment, or system in or on the Property that is in not been previously disclosed in this notice?

sheets as	Have you (Seller) ever filed a claim for flood damage to the Property with any including the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional necessary):
risk, a structu	menta on the IIS. Siliali Dusiliess
Administ	Have you (Seller) ever received assistance from FEMA or the additional sheets as ration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as
	Mark No (N) if you are
Section 8 not aware	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are a.)
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: Phone:
	Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary 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 or 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 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 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.
1	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 publi water supply as an auxiliary water source.
	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.
If the answ	wer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

COURT OF STREET STREET, STREET			192 N State HWY 19 Athens , TX 75752		
ncerning the Prope	erty at				
		AND THE REAL PROPERTY.			
		years, have you (Seller	c) received any writte	n inspection repor	ts from
ection 9. Within ersons who reg ermitted by law to	ularly provide perform inspe	years, have you (Seller e inspections and who ections?yesno If y	are either licensed a	s inspectors or o	therwise
spection Date	Туре	Name of Inspector		No. of	f Pages
spection bate	Турс				
	Maria de Maria			ALL STATE OF THE S	
		Statement of the Statement of the	the profession the latter of		
CALCORDER CARCO				64 - 5-	ortic.
Note: A buyer	should not rely A buyer sl	on the above-cited reports a hould obtain inspections from	s a reflection of the current inspectors chosen by the	t condition of the Prope buyer.	erty.
		otion(s) which you (Seller)			
Homestead	ally tax exemp	Senior Citizen	Disab	leu	
Wildlife Man	agement	Senior Citizen Agricultural	Disab Unkn	led Veteran	
				own	
nsurance provide Section 12. Have	you (Seller) ev	er filed a claim for damag	a claim for damage to thing) and not used the pro	the Property (for exa	imple, ai
nsurance provide Section 12. Have nsurance claim o which the claim w	you (Seller) ev r a settlement or as made?y	ver received proceeds for or award in a legal proceed es on o If yes, explain:	a claim for damage to thing) and not used the properties of the pr	the Property (for exa oceeds to make the n	epairs fo
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Concerning the Property at _

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. 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:

phone #:
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) 07-08-22	Initialed by: Buyer:,	and Seller: DA ,	Page 6 of 6
Keller Williams -Cedar Creek Lake, 190 Valerie Bahm	77 W Main St Gun Barrel City TX 75156 Produced with Lone Wolf Transactions (zipForm Edition)	Phone: 9033866064 Fax: on) 717 N Harwood St, Suite 2200, Dallas, TX 75201	13192 ST HWY 15