# TEXAS REALTORS

## SELLER'S DISCLOSURE NOTICE

STEERS RESOCIATION OF REALTONS\*, Inc. 2021

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.

8617 FM 175, Jacksboro, Tx 66365

CONCERNING THE PR						Jac	ksb	oro,	TX 66365 BAS A			
DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT.	LER AND IS I, IT IS NOT	no" A WA	r A Arr	SUE	Y OF ANY KIND E	14 II 34 S	ELL	ER,	HON OF THE PROPERTY AS COUNTY OF THE SELLER'S AGENTS, OR ANY	οŤΙ	₹ĒR	}
Seller is _ is not oc	ccupying the l	Prope ia	erty pork	lf ur Xiris	noccupied (by Selle ate date) or nevi	r), h er og	ow ocup	long s xed th	since Seller has occupied the Prine Property	rope	arty?	,
Section 1. The Proper	ty has the ite	eme i	mar	ked	below: (Mark Yes	(Y).	No	(N), c	or Unknown (U).)			
	not establish M	_	iten		onveyed. The comas	Υ		U	e which items will & will not convey  Item		N,	U
item D (125sina)	1:1"1"1	1~			ropane Gas.		1		Pump: sump grinder		1	
Cable TV Wiring	1				munity (Captive)		7		Rain Gutters			
Carbon Monoxide Det	<del>  Y</del>				roperty		. T.		Range/Stove	V		
Ceiling Fans	1			Tub	the same of the sa	Ť	1.7		Roof/Attic Vents			
Cooktop	$ \mathcal{Y} $				n System	-y-maidian	7		Sauna		$\checkmark$	
Dishwasher		-		rowa		V	<del>  -</del> -	+	Smoke Detector	V		
Disposal		-			Grill	<u> </u>	<del>                                     </del>		Smoke Detector - Hearing		/	
Emergency Escape Ladder(s)			Vu	****	O m z	ļ.,	V	1	Impaired		/	
Exhaust Fans	7		Pat	o/D	ecking	<b>V</b>	<u> </u>		Spa			
Fences			Plu	nbir	ig System	V	L	4	Trash Compactor	┼	Y	+
Fire Detection Equip			Po	) ·		<u> </u>	$ \checkmark $		TV Antenna		Y_	-
French Drain		] [	Pot	I Eq	ulpment	Jan .	$\vee$	<u>_</u>	WasheriDryer Hookup	1	۲	1
Gas Fixtures			Pos	M Má	aint, Accessories	<u> </u>	\v	2	Window Screens	1	+	+-1
Natural Gas Lines			Po	и Не	eater	<u> </u>	V	لييل	Public Sewer System	Ш_	<u>  v</u>	J
Item	-ary and do an entered to	Y	N	U				and the second	ional Information			
Central A/C		V				ทบ	mbe	r of u	inits: 1		<del></del>	
Evaporative Coolers			J.		number of units:							
Wall/Window AC Units			√,		number of units:							
Attic Fan(s)			$\checkmark$	<u> </u>	if yes, describe:					·		
Central Heat	george graphes a make a second	<u> </u>				nu	mb)	roft	ınits 4			
Other Heat		,			if yes, describe:			<del></del>	the state of the s			
Oven	2000 miles and a contract of the contract of t				number of ovens:				lectric √ gas other.			
Fireplace & Chimney		-	$\perp$		wood gas k	«مىسىنىكلارد	-	lock_	ather:			
Carport			<b>√</b>			t att						
Garage		<b>√</b>	/			t att	acn	ea	and a contract of the second			Carrier of the State of the Sta
Garage Door Openers	Name and Applyment to the College of		$  \checkmark  $	<u> </u>	number of units:			<del></del>	number of remotes.			
Satellite Dish & Control	)ls	メ	vinderi.		owned leas		-	write and the same	Direct TV			
Security System			1	<u> </u>	owned leas							
Solar Panels			1	<u> </u>	owned leas			***	number of units:	1		
Water Heater	2	V	_	1	electric ✓ gas	-	athe		number of units:		سنجب بريد	
Water Softener		ļ	$  \checkmark  $		owned leas	ed f	TOIT					<del></del>
Other Leased Items(s)	)		17	1	if yes, describe			<del></del>				<del>,</del>
(TXR-1406) 07-08-22	friil	lialed	by 8	Juyer	,	and	Sel	er S	be the	Pagi	e 1 ¢	ાં ફ

### 8617 FM 175, Jacksboro, Tx 66365

Underground Lawn Sprinkler
Water supply provided bycitywellMUDco-opunknownother
Was the Property built before 1978?yes ✓ no ✓ unknown  (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).  Roof Type:
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 Sidewalks  Ceilings V Foundation / Slab(s) Walls / Fences  Doors V Interior Walls Windows  Driveways V Electrical Systems Plumbing Systems  Exterior Walls V Roof  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 YN Radon Gas
Item
Item
Basement Ceilings Floors Floors Foundation / Slab(s) Doors Interior Walls Floors Fundation / Slab(s) Foundation / Slab(s) Walls / Fences Windows Other Structural Components Figure Structural Components
Ceilings Doors Interior Walls Doweways Driveways Electrical Systems Electrical Systems Exterior Walls Foundation / Slab(s) Uniform Walls Uniform Walls Uniform Walls Electrical Systems Exterior Walls Foundation / Slab(s) Uniform Walls Uniform Walls Other Structural Components Foundation / Slab(s) Windows Other Structural Components Foundation / Slab(s) Windows Other Structural Components Foundation / Slab(s) Walls / Fences Windows Other Structural Components Foundation / Slab(s) Walls / Fences Windows Other Structural Components Foundation / Slab(s) Windows Other Structural Components
Doors Interior Walls Windows Other Structural Components  Electrical Systems Plumbing Systems Confirm 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 Condition Y N Radon Gas
Driveways Electrical Systems Fixterior Walls  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  Aluminum Wiring  Condition  Radon Gas  Other Structural Components  Chark Yes (Y) if you are aware and No (N) if you are aware and No (N) if Radon Gas
Electrical Systems  Exterior Walls  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  Aluminum Wiring  Plumbing Systems  Roof  Roof  Condition  Y N  Radon Gas
Exterior Walls  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  Aluminum Wiring  Radon Gas
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  Aluminum Wiring  Y  N  Radon Gas
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  Aluminum Wiring  Radon Gas
Aluminum Wiring Radon Gas
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7,00,00,00
Diseased Trees: oak wilt / Soil Movement /
Endangered Species/Habitat on Property Subsurface Structure or Pits
Fault Lines Underground Storage Tanks
Hazardous or Toxic Waste Unplatted Easements
improper trainage of the content of
discrimination of frequency opinings
Landfill
Lead-Dased Palift of Lead-Dased P1 Hazards
Chesterniens and are troperty
Improvements encroaching on others' property  Active infestation of termites or other wood destroying insects (WDI)
Located in Historic District
Historic Property Designation Previous termite or WDI damage repaired
Previous Foundation Repairs V Previous Fires
Previous Roof Repairs / Termite or WDI damage needing repair /
Previous Other Structural Repairs  Single Blockable Main Drain in Pool/Hot Tub/Spa*
Previous Use of Premises for Manufacture of Methamphetamine

(TXR-1406) 07-08-22

Initialed by Buyer:

\_ and Seller: 💥

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Concerning	the Property at		FM 175, Jacksboro, Tx 66365 Jacksboro, Tx 66365
			attach additional sheets if necessary):
and the second second	<b>N</b>	<del>  }</del>	
•	to blockable main drain may cause a suction of		
which has	not been previously disclosed in this	s notice	or system in or on the Property that is in need of repair, yes no If yes, explain (attach additional sheets if
		ALL	Procedures to the construction of the construc
The state of the s		11.	32000 - Alexander -
Merce			
			conditions?' (Mark Yes (Y) if you are aware and check
wholly ar	partly as applicable. Mark No (N) if you	are not	aware.}
YN			
	Present flood insurance coverage.		
	Previous flooding due to a faiture or water from a reservoir	breach	of a reservoir or a controlled or emergency release of
<del> </del>	Previous flooding due to a natural flood	event.	
	Previous water penetration into a structu	ire on the	Property due to a natural flood.
	Located wholly partly in a 100-y AH, VE, or AR).	ear floor	Iplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO,
_ 4/	Locatedwholly partly in a 500-ye	ear flood	plain (Moderate Flood Hazard Area-Zone X (shaded)).
/	Located wholly partly in a floody	vay.	
4	Locatedwholly partly in a flood	popl.	
	Locatedwholly partly in a reserv	oir.	
if the answ	ver to any of the above is yes, explain (atta	ach addit	onal sheets as necessary).
	and the second s	<u>f: X</u>	14
'H Bu	yer is concerned about those matters, I	Buyer m	i ay consult information About Flood Hazards (TXR 1414).
For pa	poses of this notice		
which i	is designated as Zone A. V. A99, AE, AO, Al	d, VE, or	fied on the flood insurance rate map as a special flood hazard area, AR on the map; (B) has a one percent annual chance of flooding, notude a regulatory floodway, flood pool, or reservoir.
area. v	eer floodplain* means any area of land that, ( which is designated on the map as Zonc X (s is considered to be a moderate risk of flooding	A) is ider haded): a	utified on the flood insurance rate map as a moderate flood hazard nd (B) has a two-tenths of one percent annual chance of flooding.
'Elaod Saldve	pool" means the area adjacent to a reservoir t to controlled inundation under the manageme	hat lies at of of the t	nove the normal maximum operating level of the reservoir and that is United States Army Corps of Engineers.
Flood under l	insurance rate map" means the most recent : the National Flood Insurance Act of 1968 (42 ).	flood haza I.S.C. Sec	ird map published by the Federal Emergency Management Agency tion 4001 et seq.).
*Flood	way" means an area that is identified on the fi	ood insur	ance 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. Initialed by Buyer: \_\_\_\_\_ and Seller: (TXR-1406) 07-08-22

#### 8617 FM 175, Jacksboro, Tx 66365 Jacksboro, Tx 66365

Concerning	ing the Property at	
provider, it	6. Have you (Seller) ever filed a claim for flood damage to the Property with a r, including the National Flood Insurance Program (NFIP)?yes no If yes, explain (at its necessary):	MONT DOG TO CALL
Even whosk, and stochastics	nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal producture(s).	pperty within the
Administra	7. Have you (Seller) ever received assistance from FEMA or the U.S. Sm stration (SBA) for flood damage to the Property? yes no II yes, explain (attach additi ary)	onal sheets as
Section 8.	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.	are.)	
Y N	Room additions, structural modifications, or other alterations or repairs made without necessar unresolved permits, or not in compliance with building codes in effect at the time.	
_ \( \lambda \)	Homeowners' associations or maintenance fees or assessments, if yes, complete the following	):
	Name of association Phone:	NORTH WALL THE PARTY OF THE PAR
	Name of association  Manager's name.  Phone:  Fees or assessments are: \$ per and are: mandato  Association: yes (\$ ) no	ry voluntary
1	If the Property is in more than one association, provide information about the other association attach information to this notice	ations below or
Manage Stage . A man' 1	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in unc 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 of Property	
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property (Includes, to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	
/	Any death on the Property except for those deaths caused by natural causes, suicide or accide to the condition of the Property	ident unrelated
$ \checkmark$ .	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 hazards such as asbestos, radon, lead-based paint, urea-formal/dehyde, 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).	environmental
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and to water supply as an auxiliary water source.	
√	The Property is located in a propane gas system service area owned by a propane di retailer.	
	Any portion of the Property that is located in a groundwater conservation district or a subside	nce district.
If the ans	answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary)	
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	1406) 07-08-22 Initialed by Buyer: and Selfer: ###	Page 4 of t
Inner County	exerry Read Emails, 20th N. Maile, Seife 100 Metablerford. EXT 6004.  Produced with come Wolf Pransistation Local form 5 order) FOT N. Homeond St. Supp. 72.00 Ended. TV. 1620. Indeed both supp. 10.000 Form 5 order).	aime ame tid.

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Section 9. Within the		tara unu (Cali	arl raceived any i	written inspectio	n reports from
Section 9. Within the persons who regular permitted by law to per	du provide inst	actions and Who	o are estner sicosis	OR do maherro	2 G1 G1110111-
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rspection Date Ty	/pe	Henrie of mapeuro		La contraction de la contracti	
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	No. 10 Personal Control of the Contr				×104
Alata A hungu shri	uld not rely on the	above-cited reports	as a reflection of the c	current condition of	the Property.
ryote. A payer sho	A buyer should o	btain inspections fro	om inspectors chosen b	by the buyer.	
Section 10. Check any					
ection 10. Check any	tax exemplionis	Senior Citizen	, committee of the contract of	Disabled	
Homestead Wildlife Managel	mant b	Agricultural	w ex 6+	Disabled Veteran	
Afficiale Manager	iidate = =			Unknown	
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Section 12. Have you	(Seiler) ever rec	rd in a legal proced to if yes, explain:	adingi and not used u	Us bloreens in u	ave air rebana in
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#### **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://www.dps.texas.gov/. 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:

Water: Cable:

Trash: Natural Gas:

Phone Company: Propane:

Internet:

phone #:

phone #:

phone #: phone #: C

phone #:

phone #: とうころ- 6-8 phone #: (1)41()

6000-6

(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				
Printed Name:		Printed Name:				
(TXR-1406) 07-08-22	initialed by: Buyer:,	and Seller: LRR , AGR	Page 6 of 6			