

## 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 exceed the minimum disc	ore th	ne et res i	fectiv reaui	/e da <b>red k</b>	te of	a co e Co	intract. <b>This form co</b> ile <b>de.</b>	mpli	es W	ith a	nd contains additional disclosures (	VIIIC	n —-
CACCOUNTION INTERNATION AND TO TO TO THE STATE OF THE STA							1649 FM 62						
CONCERNING THE PROPERTY AT							Moscow, TX 75960						
THIS NOTICE IS A DISCLOSURE OF SEAS OF THE DATE SIGNED BY SELLE WARRANTIES THE BUYER MAY WISH TO SELLER'S AGENTS, OR ANY OTHER AGENT							AND IS NOT A OBTAIN. IT IS N	A S OT (bv	OB: A \ Sel	NAR VAR	RANTY OF ANY KIND BY SEL	LEF upie	₹, ed
Property											date) or never occupied	th	е
Section 1. The Proper This notice does r	ty ha	as ti stabl	<b>he it</b> e	ems ie itei	<b>ma</b> i ms to	rked be o	below: (Mark Yes conveyed. The contra	(Y), ct wi	<b>No</b> I de	(N), termi	or Unknown (U).) ne which items will & will not convey.		
Item	Y.	N	U	Γ	Iten	n		Y	N	U	Item Y	N	U
Cable TV Wiring	V	-	H	ŀ			Gas Lines		1		Pump: sump grinder	V	<u>1                                    </u>
Carbon Monoxide Det.	-	V	ſ	ŀ			s Piping:	1			Rain Gutters		
	1/	-	$\vdash$	ŀ			ron Pipe	T	1		Range/Stove	100	
Ceiling Fans	1	_		ŀ		ppe		1			Roof/Attic Vents		T
Cooktop	1			}		<del>``</del>		-		,	Sauna		
Dishwasher	V				-Corrugated Stainless Steel Tubing							1	1_
Disposal	1	1			Hot Tub			<u></u>	<u> </u>	<u> </u>	Smoke Detector	1_	—
Emergency Escape Ladder(s)		V			Inte	ercor	m System		1		Smoke Detector - Hearing Impaired	1	
Exhaust Fans	V	+	1		Microwave			V			Spa	1	
	+	<del> </del>	<del>                                     </del>		Outdoor Grill			1	1		Trash Compactor	V	1.
Fences	1	<del>∤</del> —					ecking	1	1	$T^{-}$	TV Antenna	1	7
Fire Detection Equip.	+	L	<del> </del>				ng System	1	1	1	Washer/Dryer Hookup		T
French Drain	1	1	┼		Po		ig Cystom	15		<del>†</del>	Window Screens	I	1,
Gas Fixtures	+	<b>_</b>	-				quipment	1	1	<b>-</b>	Public Sewer System	L	
Liquid Propane Gas:	V	-	1,				aint. Accessories			+			1
-LP Community (Captive)		1	1		' '	01 141	ame. 7 (000000mod						
-LP on Property	1				Po	ol H	eater	L.	W.				
				,	· · · · · ·					A -1 -1:	tional Information /		
Item				Y	N	U					tional Information units: 2 - 15+on and 1	11-	m
Central A/C			1	L_			nu	mbe	er of	units: 2 - 15 ton and 1		/   V	
Evaporative Coolers					1	/	number of units:				,		
Wall/Window AC Units				1		number of units:				Took old a difference of	ملمن	nlav	
Attic Fan(s)			1			if yes, describe: Overed West side w timer Control electric gas number of units:							
Central Heat			1	1		electricgas	<u>nu</u>	mbe	er of	units:			
Other Heat				1	Ĺ_	if yes, describe:							
Oven						number of ovens: electric gas other:							
Fireplace & Chimney				1			wood gas logs mock other: ether set upforons						
Carport			1	1		attachedno	t att	ach	ed			<u> </u>	
Garage				8	1	attached no	t att	ach	ed				
Garage Door Openers			1	V	1	number of units:				number of remotes:			
Satellite Dish & Controls				TV			owned leas	ed f	om				
Security System							vowned leased from: house and shop						
(TXR-1406) 07-10-23			Initi	ialed	by: E	3uye	r,	and	Sell	er:	Pag * Pag	e 1 d	ot /

Solar Panels		ľ	1.	AT	owr	ned	le	eased fror	n:				
Water Heater		1.	*	1, 1-	electric ga			<del>,,</del>	ner:		number of units:	on c	dem
Water Softener		-   V	1	<del>/   -</del>	owned leased from			n:		8			
Other Leased Items(s)			1	lif	if yes, describe:								
Underground Lawn Sprinkle	er	V	1		automatic manual			ar	eas cov	vered <u>azones</u> 48 hi	<u>ad</u>	5	
Septic / On-Site Sewer Fac		1	1								-Site Sewer Facility (TXR-140	<u>) (</u>	ony
Water supply provided by:	cit	y we	ell	MUD	Co-	op _	u	inknown _	_ of	ther:	moscow wat	er	
Was the Property built befo (If yes, complete, sign, Roof Type: Comp Is there an overlay roof covering)?yesno	coyer	attach Tattach Tattach Tattach Tattach Tattach	yes TXR the	-1906 co	uni onceri ' rty (s	know ning Age: hing	in lea	d-based p	eaint 8 cove	t hazard ering pl		or ro t ha	oof
Section 2. Are you (Sel	lier) a	aware	of	any de	efects	or	ma	alfunctior	ns i	in any	of the following? (Mark \	'es	 (Y)
if you are aware and No (	N) if	you are	e no	ot aware	:.)							Υ	
Item	Y	N		tem					Y	N N	Item	_ T	N
Basement			<u></u>	-loors							Sidewalks		
Ceilings		14			undation / Slab(s)						Walls / Fences		
Doors			_		rior Walls						Windows		
Driveways					hting Fixtures						Other Structural Components		- Lun
Electrical Systems		1	<u> </u>	⊇lumbing	nbing Systems								<b> </b>
Exterior Walls				Roof									
Section 3. Are you (Se and No (N) if you are not			e o	f any (	of th	e fo	ollo	wing col	ndit	ions?	(Mark Yes (Y) if you are	aw	are
Condition							1.	Conditio	n			Υ	N
Aluminum Wiring					1	1		Radon G					1
Asbestos Components					-	1		Settling					1
Diseased Trees: oak w	ilt					1	1	Soil Mov	eme	ent		_	1
Endangered Species/Habi	7007	n Prope	rtv	· <u></u>		V					re or Pits	$oxed{oxed}$	V
Fault Lines						1	1.	Undergr	oun	d Stora	ge Tanks	_	14
Hazardous or Toxic Waste						1		Unplatte					1
Improper Drainage						1		Unrecord					
Intermittent or Weather Springs Spring ted po											Insulation		1
Landfill						V					Due to a Flood Event		LV
Lead-Based Paint or Lead-Based Pt. Hazards						V		Wetland	s or	n Prope	erty	-	1
Encroachments onto the Property						1	1	Wood R				<u> </u>	1
Improvements encroaching on others' property						Τ.		1			f termites or other wood		11/
								destroyi	ng i	nsects	(WDI)	+	-
Located in Historic District						1	7.	Previous	- tro	atment	for termites or WDI		1
Located in Historic Distric	<u> </u>					<del>                                     </del>	7					1	
Located in Historic Distric Historic Property Designa						V		Previous	s tei	rmite or	WDI damage repaired	+	1
	tion					V		Previous Previous	s ter s Fir	rmite or res			レ

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Concerning the Property at	Moscow, TX 75960
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	
If the answer to any of the items in Section 3 is y	res, explain (attach additional sheets if necessary):
*A single blockable main drain may cause a sucti Section 4. Are you (Seller) aware of any ir of repair, which has not been previously additional sheets if necessary):	tem, equipment, or system in or on the Property that is in need disclosed in this notice?yesno If yes, explain (attach
Y N  Present flood insurance coverage.  Previous flooding due to a failur	of the following conditions?* (Mark Yes (Y) if you are aware and o (N) if you are not aware.)  The or breach of a reservoir or a controlled or emergency release of
water from a reservoir.  Previous flooding due to a natural fl	
<del></del> /	tructure on the Property due to a natural flood.
Locatedwhollypartly in a AO, AH, VE, or AR).	100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE,
	00-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
Located wholly partly in a fl	
Locatedwholly partly in a fl	ood pool.
Locatedwhollypartly in a re	
	(attach additional sheets as necessary):
*If Ruyer is concerned about these matt	ers, Buyer may consult Information About Flood Hazards (TXR 1414).
For purposes of this notice:	
"100-year floodplain" means any area of land th	nat: (A) is identified on the flood insurance rate map as a special flood hazard area, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, i; and (C) may include a regulatory floodway, flood pool, or reservoir.
"500-year floodplain" means any area of land a area, which is designated on the map as Zone which is considered to be a moderate risk of flo	that: (A) is identified on the flood insurance rate map as a moderate flood hazard
"Flood made" mades the area adjacent to a rese	ervoir that lies above the normal maximum operating level of the reservoir and that is agement of the United States Army Corps of Engineers.

and Seller Initialed by: Buyer: \_\_\_ (TXR-1406) 07-10-23 Phone: (936)635-5458 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Yeary Real Estate LLC, 7123 FM 58 Lufkin TX 75901 Casey Yeary-Callas

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	II - Donor do et		649 FM 62 ow, TX 75960		
"Flood is	the Property at insurance rate map" means the most ne National Flood Insurance Act of 19	t recent flood hazard map pu	ublished by the Fede	eral Emergency Ma	anagement Agenc
"Floodw	ne National Flood insurance Act of Fe yay" means an area that is identified or or other watercourse and the adjacent ear flood, without cumulatively increa	on the flood insurance rate m	ap as a regulatory flo erved for the dischar	ge of a base noon,	ides the channel of also referred to a
"Reserv	voir" means a water impoundment pro r delay the runoff of water in a design	oject operated by the United	States Army Corps of	of Engineers that i	s intended to retai
provider,	Have you (Seller) ever file including the National Flood sheets as necessary):	Insurance Program (N	FIP)?* yes	📈 no ir yes,	explain (allac
Even w risk, an structur		gency Management Agency e flood insurance that cove	r (FEMA) encourages ers the structure(s) a	and the personal	property within th
Administra	. Have you (Seller) ever ration (SBA) for flood damag necessary):	e to the Property? $\_$	_yes ∡_no it	yes, explain (	attach addition
Section 8.	. Are you (Seller) aware of a	any of the following?	(Mark Yes (Y) if	you are awa	e. Mark No (
if you are	not aware.)				
Y N	Room additions, structural permits, with unresolved permit	modifications, or other s, or not in compliance with	alterations or re th building codes ir	epairs made w n effect at the tim	ithout necessa e.
	Homeowners' associations or n	naintenance fees or asses	ssments. If yes, cor	nplete the follow	ing:
	Name of association: Manager's name: Fees or assessments are:			Phone:	
	Fees or assessments are:	\$ per _	an	d are: manda	tory voluntar
,	Any unpaid fees or assessing the Property is in more below or attach information	ment for the Property? re than one association,	VES (0	, 110	
	Any common area (facilities interest with others. If yes, com Any optional user fees for o	such as pools, tennis o			
/	Any notices of violations of use of the Property.	deed restrictions or go	overnmental ordin	ances affecting	the condition
$-\frac{}{}$	Any lawsuits or other legal not limited to: divorce, foreclos	proceedings directly or ure, heirship, bankruptcy,	indirectly affecting and taxes.)	g the Property.	(Includes, but
-V	Any death on the Property  unrelated to the condition of th	except for those deaths		ural causes, su	icide, or accide
	Any condition on the Property	which materially affects th	e health or safety o	of an individual.	
	Any repairs or treatments, environmental hazards such a If yes, attach any certificat	other than routine mass asbestos, radon, lead-ba	aintenance, made ased paint, urea-fo	e to the Prope rmaldehyde, or n	erty to remedi nold.

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Initialed by: Buyer: \_\_\_\_

a public water supply as an auxiliary water source.

and Seller, JW

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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

Concerning the Pron	ertv at		1649 FM 62 cow, TX 75960	
7-		in a propane gas system serv		ane distribution system
/ retailer.				
district.		operty that is located in a gr		
If the answer to any	of the items in S	ection 8 is yes, explain (attach ac	dditional sheets if necessary):	
nereone who rec	udarly provide	years, have you (Seller) re inspections and who are ctions?yesno If yes, a	either licensed as illsp	e following:
Inspection Date	Туре	Name of Inspector		No. of Pages
A STATE OF THE STA				
<u>✓</u> Homestead  Wildlife Man  Other:	any tax exemp	tion(s) which you (Seller) curre Senior Citizen Agricultural  ever filed a claim for damages a no	ently claim for the Property: Disabled Disabled Vete Unknown	eran
Section 12. Have	you (Seller)	ever received proceeds for a settlement or award in a claim was made?yesno	r legal proceeding, and in	Of asca the brossess
detector requiren	nents of Chapt	have working smoke detecter 766 of the Health and Sonal sheets if necessary):	satety Code?" unknown	110 _ <del></del> yes. 11 11
installed in ac including perfo in your area, y A buyer may i family who w	ccordance with the ormance, location, you may check unk require a seller to i ill reside in the dw	Safety Code requires one-family or to requirements of the building code and power source requirements. If you chown above or contact your local building is hearing-impaired; (2) the building is hearing-impaired; (2) the building and (3) within 10 days after the contact your local possible.	In effect in the area in which the building code is ilding official for more information.  In a simpaired if: (1) the buyer or a mouyer gives the seller written evice officially and the buyer makes a selfective date, the buyer makes a selfective date.	requirements in effect  nember of the buyer's dence of the hearing written request for the
seller to instai who will bear	'I smoke detectors the cost of installin	for the hearing-impaired and specific g the smoke detectors and which bra	and of smoke detectors to install.	

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Initialed by: Buyer: \_\_\_\_\_, \_\_\_ and Selle

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Moscow, TX 75960 Concerning the Property at 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 ams Printed Name: Brenda Williams Printed Name: KCD 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://publicsite.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: phone #: \_\_\_\_\_ phone #: \_\_\_\_\_\_ Sewer: phone #: phone #: \_\_\_\_\_ Cable: phone #: \_\_\_\_\_ Trash: phone #: Natural Gas: Phone Company: Propane:

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Internet:

Initialed by: Buyer: \_

and Seller M., OUU

phone #:

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Concerning the Property at	MOSCOW, IA 15950
(7) This Seller's Disclosure Notice was completed by S this notice as true and correct and have no rea ENCOURAGED TO HAVE AN INSPECTOR OF YOUR	Seller as of the date signed. The brokers have relied on son to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoi	ng notice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_

and Seller

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