CONCERNING THE PROPERTY AT 2664 C.R. 2407

75785

TX



## TEXAS ASSOCIATION OF REALTORS SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSO, Inc. 2016

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.

This notice does not e	ei i	v h	94					er i	ar in	eve	ller), how long since Seller has roccupied the Property  Y), No (N), or Unknown (U).)		,v	
	sta	DHS	n (n	e a	ems	10 1	be conveyed. The con	tra	Cť W	es ( #ill de	Y), NO (N), or Unknown (U).) etermine which items will & will not	COI	7V0	у.
Item	Y	IN	U		Ite	-		1	/ N	U	Item	TY	IN	Ti
Cable TV Wiring			X				Propane Gas:	X			Pump: a sump arinder	+	1	X
Carbon Monoxide Det.	L	X			-LP Community (Captive)		T	X		Rain Gutters	1	1	X	
Ceiling Fans	×				-LP on Property		×			Range/Stove	X	-	屵	
Cooktop	1	X			Hot Tub			X		Roof/Attic Vents	1	1	×	
Dishwasher	X				Intercom System				X	Sauna	1	x	r	
Disposal	X				Microwave		1	X		Smoke Detector	x	1	1	
Emergency Escape Ladder(s)		X	12		Outdoor Grill				x		Smoke Detector - Hearing Impaired	1		
Exhaust Fans	X				Patio/Decking			X		Spa	-	X	-	
Fences			х		Plumbing System		X	1		Trash Compactor	-	X	-	
Fire Detection Equip.		x		1	Pool			x	$\vdash$	TV Antenna		X	-	
French Drain			х		Pool Equipment		-	x.	-	Washer/Dryer Hookup	-	-	X	
Gas Fixtures	x					Pool Maint. Accessories		-	X	-	Window Screens	X	-	-
Natural Gas Lines		X			Pool Heater			x		Public Sewer System	X	x		
Item	_	-		Y	N	u	Addition		-6-		Al-			
Central A/C		-	_	x	-	-	의 electric 및 gas					_	_	
Evaporative Coolers		-		~	x	1	number of units:	-	IILIII		r of units: 1	_	_	
Wall/Window AC Units		-		-	X	-	number of units:	-		-				
Attic Fan(s)			-		-	×	if yes, describe:							i.
Central Heat				X	-	-	A. Carrier and Car						_	
Other Heat				^	-	X	☐ electric ☐ gas number of units: 1  if yes describe:							
Oven				X	-	-								_
Fireplace & Chimney				X		-								
Carport			-	^	x		⊠ wood □ gas logs □ mock □ other:							_
Sarage	7		-	x	^	-	☐ attached ☐ not attached ☐ attached ☐ not attached							
Garage Door Openers		-	1	^	х									
Satellite Dish & Control	8		+	X	^		number of units: number of remotes:							
Security System	-		+	^	x		Owned Clease					-	-	_
Nater Heater		_	-	x	^									_
Nater Softener	_	-		^			☐ electric ☐ gas [	4 C	NU16	n Ur	known number of units:	_	_	
Inderground Lawn Spri	nki	O.	+	-	X	-	☐ owned ☐ leased from ☐ automatic ☐ manual areas covered:							
Septic / On-Site Sewer Facility					X	1	- automatic - Illi	ᆲ	d	ar	eas covered:			_ [

(TAR-1406) 01-01-16

Initialed by: Buyer.

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Concerning the Property a							Ru	200			5785		
Water supply provide	d by:	☐ ci	ity 🗆 well 🗅	MU	D	co-on	П	Lunkr	nown Dott	YOU Alto Rural WSC		_	
Was the Property bui	It befo	ore 1	978? □ ves	) no		unknow	'n	CHINI	10W11 C4 00	Et. And Hard Woo	100		
(If yes, complete,	sign.	and a	attach TAR-19	06 c	once	mina le	ad	-hase	ed paint haz	arde)			
Roof Type: Composition	n				Ac	Ie: Unko	OW	73	od politic rice	aruo).	ovin	ı ot	9)
Roof Type: Composition Is there an overlay ro	of co	verino	on the Prope	rtv (	shind	iles or n	00	f cove	ering placed	over existing ching	DE C	reiti	۵) م
covering)? ☐ yes [	⊒ no	Z) U	nknown	(.	2, 111 (8	noo or ri		1 0010	Strig placed	Over existing similar	es u	n 1	O.
Are you (Seller) awa	re of	any d	of the items lis	ted i	in thi	s Section	วท	1 tha	at are not in	working condition	that	ha	3V
defects, or are need	of rep	air?	□ yes 💆 no	If ye	s, de	escribe (	at	tach :	additional st	neets if necessary):	es rock		
			5										
													_
		_											
Section 2. Are you	(Sell	er) a	ware of any d	lefe	cts o	er malfu	In	ction	s in any of	the following?: (!	Aark	ίY	<b>C</b> 1
(Y) if you are aware	and P	lo (N	) if you are no	t aw	/are.	)							
Item	Y	N	Item			TY	7	N	Item		TV		M
Basement		x	Floors				-	X	Sidewalk	2	+	+	_
Ceilings		X	Foundation	1/8	ah/e		-	x	Walls / Fe			X	_
Doors	1	x	Interior Wa		ab(3		-+		Windows		+	X	_
Driveways	_	x	Lighting Fix			-	-	X		uctural Components	+	X	-
Electrical Systems	-	x	Plumbing S			-	$\rightarrow$	X	Other Str	Jaurai Components	-	X	
Exterior Walls		X	Roof	yşte	#III\$		-	X			-	-	
LAGRO Wans			LYOOI				_	X.					
Section 3. Are you and No (N) if you are	not	awar	ware or any o e.)	r tn	e tol	lowing	CC	onditi	ions: (Mar	k Yes (Y) if you ar	e av	va.	re
Condition				Y	N	Cone	dit	ion			Y	IN	П
Aluminum Wiring					X	_	_		undation Re	nairs	<u> </u>	x	_
Asbestos Components	5			1	X				of Repairs	pano	-	X	-
Diseased Trees: Q oa				_	X				ural Repairs		-	^	-
Endangered Species/			Property	1-	X	Rado			oral Ivopass		-	х	+
Fault Lines				1	X	Settli	_					X	-
Hazardous or Toxic W	aste			1	X	Soil N			ant				+
Improper Drainage					x		_		Structure or	Dite		X	+
Intermittent or Weathe	r Spri	nas		-	x	_			Storage Ta		-	$\overline{}$	-
Landfill	· Opii	rigo		-	X				sements	II IKS		X	-
	-	-				Easements			X	4			
Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property					X	the same of the sa				mai a m	-	X	4
improvements encroad	-	X				lehyde Insu	ation		X	4			
Located in 100-year FI	-	X				ration			X	-			
Located in Floodway	ooupi	CIR I			X				Property			X	-
Present Flood Ins. Co.	· · · ·			-	X	Wood				14		X	-[
(If yes, attach TAR-14	_	10 11								nites or other wood	. 1		
		4	150.6		X				sects (WDI)			X	-
Previous Flooding into					X					mites or WDI		X	-
Previous Flooding onto		LODE	er ( <b>y</b>		X					damage repaired		X	1
Located in Historic Dis					X	Previo					_	X	1
Historic Property Design			n		X					needing repair		X	
Previous Use of Premisof Methamphetamine						able Main	Drain in Pool/Ho						
or wied iditibile regulifile				-	X	Tub/S	Ψž	1				X	

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	eming the Property at 2664 C.R. 2407 Rusk TX 75785
If the	answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	*A single blockable main drain may cause a suction entrapment hazard for an individual.
Secti	on 4. Are you (Seller) aware of any item equipment or such as
of repadditi	pair, which has not been previously disclosed in this notice?   yes  no If yes, explain (attack) and the property is a specific part of the property that is in necessary):
Section a	on 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) is not aware.)
N	
	Room additions, structural modifications, or other alterations or repairs made without necessary 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:
	Manager's name:  Fees or assessments are: \$perand 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 reposition.
	Any unpaid fees or assessment for the Property? The date: I mandatory I voluntary
	If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
2	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:
ă	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
Ö	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.
Ö	Any condition on the Property which materially affects the health or safety of an individual.
29	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).
2	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.
Ŏ	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
Ö	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

(TAR-1406) 01-01-16
paint generated using ALACCENTRIC 7<sup>th</sup> V7, Iron AutoPaintelligion of AutoContract 7<sup>th</sup> is Someon for rate for tall

Initialed by: Buyer:

15. LLC, 1850 W Pipeline, Suite 101, Hunsl, TX Reliss, (809) 522-1178
McEisen of Cherokoe Rual Estate Company, and is not fransferable. Use in

and Seller

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STATE OF STREET THE STREET AND

Concerning the Prop	perty at _2664 C.R.	2407	Rusk	TX	75785
f the answer to	any of the item	s in Section 5 is yes, expl	ain (attach additional s	heets if necessar	y):
ection 6. Sel	ler 🗆 has 🖺	has not attached a sur	vev of the Property.		
ection /. Wit	nin the last 4	years, have you (Sellide inspections and wh	er) received any wri	tten inspection	reports f
ermitted by la	w to perform i	nspections? I yes In	o If yes, attach copies	and complete th	e followina:
spection Date		Name of Inspector			No. of Pag
		THE STREET			NO. OI I as
			AGE STORY OF THE S		
ote: A buyer si	hould nat rely a	n the above-cited reports	as a reflection of the c	ument condition of	of the Pron
☐ Wildlife Ma	nagement	☐ Agricultural	☐ Disabled V ☐ Unknown	eteran	
_ 0.1107			_ GIRROWII		
ection 9. Hav	e you (Seller	) ever filed a claim fo	or damage to the P	roperty with a	nv insura
rovider? 🗆 ye	es 🖄 no				
action 10. Hav	e vou (Seller	ever received procee	de for a plaint for a	lamana ta tha	December
kampie, an ins	urance claim	or a settlement or award	in a legal proceeding	a) and not used	the proce
make the rep	airs for which	the claim was made?	yes 🖺 no If yes, exp	ilain:	
ection 11. Do	es the propert	y have working smoke	detectors installed in	accordance wi	th the sm
tector require	ments of Cha	oter 766 of the Health ar	d Safety Code?* 🖄 ।	inknown 🗓 no	🗆 yes. I
unknown, expi	ain. (Attach ad	ditional sheets if necessar	y):		
			***************************************		
101 - 11 - 702 -	8 al 11 a - 41 b				
installed in acc	r the riegion and S ordance with the i	Safety Code requires one-family requirements of the building or	r or two-family dwellings to ode in effect in the area in	have working smol which the dwelling	ke detectors i is located.
including perion	mance, location, ai	nd power source requirements, own above or contact your local	If you do not know the built	dina code requireme	nts in effect
A buyer may re	quire a seller to in	stall smoke detectors for the he	aring impaired if: (1) the bu	iver or a member of	the buyer's
family who will impairment from	reside in the dwe a licensed physici	ılling is hearing-impaired; (2) ti ian; and (3) within 10 days after	he buyer gives the seller with effective date, the buver	written evidence of makes a written red	the hearing ruest for the
seller to install s	make detection &	without handles to a face of a set one			
Annah and A 240 A	WHORE UPIECIOIS IC	or the hearing-impaired and spe the smoke detectors and which i	cities the locations for insta	Mation. The parties	may agree

Concerning the Property at 2664 C.R. 2407	Rusk
Seller acknowledges that the statements in this	/5/85
material information	notice are true to the best of Seller's belief and that no personned Seller to provide inaccurate information or to omit a
	I Continue
* Win Drown 1	2/14/17
Signature of Seller D	ate   Signature of Seller
Printed Name: Julianna Basore	Dat
	Printed Name:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety mai	intains a detail
determine if registered sex offenders are loc	intains a database that the public may search, at no cost, to ated in certain zip code areas. To search the database, vis
www.txdps.state.tx.us. For information conce	ated in certain zip code areas. To search the database, vis eming past criminal activity in certain areas or neighborhoods
(2) If the property is located in a coastal area that	t is seaward of the Gulf Intracoastal Waterway or within 1,000
Act or the Dune Protection to the Gulf	of Mexico, the property may be subject to the Open Beacher
construction certificate or dupo protection	respectively) and a beachfron
local government with ordinance authority	nit may be required for repairs or improvements. Contact the over construction adjacent to public beaches for more
information.	construction adjacent to public beaches for more
(3) If you are basing your offers on square from	
items independently measured to verify any rep	age, measurements, or boundaries, you should have those
(4) The following providers currently provide service	·
Electric: Cherokee County Electric Co-Op	
Sewer: N/A	Phone #-
Water: Alto Rural WSC	phone #: 936-858-4684
Cable: N/A	
Trash; Ameri-Tex	
Natural Gas; N/A	
Phone Company: Frontier Communications	
Propane: Lyons Butane Gas	phone #: 844-769-5923
- roperio. Spens begins date	phone #: 936-858-4567
(C) This (C) (I) 1	
5) This Selfer's Disclosure Notice was completed b	y Seller as of the date signed. The brokers have relied an
5) This Seller's Disclosure Notice was completed by this notice as true and correct and have no re ENCOURAGED TO HAVE AN INSPECTOR OF	by Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE
5) This Selfer's Disclosure Notice was completed by this notice as true and correct and have no re ENCOURAGED TO HAVE AN INSPECTOR OF	by Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE YOUR CHOICE INSPECT THE PROPERTY.
ENCOURAGED TO HAVE AN INSPECTOR OF	YOUR CHOICE INSPECT THE PROPERTY.
ENCOURAGED TO HAVE AN INSPECTOR OF	YOUR CHOICE INSPECT THE PROPERTY.
ENCOURAGED TO HAVE AN INSPECTOR OF	YOUR CHOICE INSPECT THE PROPERTY.
ENCOURAGED TO HAVE AN INSPECTOR OF	YOUR CHOICE INSPECT THE PROPERTY.
5) This Seller's Disclosure Notice was completed by this notice as true and correct and have no re ENCOURAGED TO HAVE AN INSPECTOR OF the undersigned Buyer acknowledges receipt of the	YOUR CHOICE INSPECT THE PROPERTY.
ENCOURAGED TO HAVE AN INSPECTOR OF	YOUR CHOICE INSPECT THE PROPERTY.

