

Property Disclosure

CONCERNING THE PROPERTY AT: 13115 Rudys Way, Streetman, TX 75859
FILE NUMBER: 2016-27639

Although disclosure laws vary from state to state, Allair Global requires each homeowner/seller to divulge any information not readily observable that could affect the property's use, value, enjoyment or marketability. In completing this Property Disclosure, think about what you would want to know if you were buying the property today and if you need more space for additional information, comments, explanations, attach additional sheets. This Property Disclosure will be provided to – and may be relied upon – by prospective buyers but is neither a warranty – that is expressly disclaimed – nor substitute for inspections or warranties the buyer may wish to obtain.

The Property is ☒ owner occupied ☐ tenant occupied ☐ unoccupied.

Year Constructed: 2008

Year Purchased: 2014

Est. Lot Size: 1 Acre

Yes No Don't Know

1. Structures; Systems; Appliances:

- (a) Are the structures, including roofs; ceilings; walls (interior and exterior); doors; windows; and foundation structurally sound and free of leaks?
- (b) Are the interior living areas free of damage, soiling and odors from household pets?
- (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, (i.e., operating in the manner in which the item was designed to operate)?

Are any of the appliances/solar panels leased? If yes, specify _____

(d) If any answer to questions 1(a) – 1(c) is no, or 1(d) is yes, please explain: _____

(e) Property exterior is constructed of: • Brick • Stucco: Type _____
• Composite Siding • Vinyl Siding • Wood Siding • Stone

(a) Yes (e) No (e) Don't Know (e)
(b) Yes (e) No (e) Don't Know (e)
(c) Yes (e) No (e) Don't Know (e)

2. Termites; Other Wood-Destroying Organisms; Pests:

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?
- (b) Has the Property been treated for termites, other wood-destroying organisms, including fungi; or pests?
- (c) Do you have a current pest treatment contract? If yes, please provide a copy
- (d) If any answer to questions 2(a) – 2(b) is yes, please explain: _____

(a) Yes (e) No (e) Don't Know (e)
(b) Yes (e) No (e) Don't Know (e)
(c) Yes (e) No (e) Don't Know (e)

3. Water Intrusion; Drainage; Flooding:

- (a) Has past or present water intrusion affected the Property?
- (b) Have past or present drainage or flooding problems affected the Property?
- (c) Has the property ever been inspected or treated for, or is there currently any evidence of mold or contamination from fungi?
- (d) Is any of the Property located in a special flood hazard area?
- (e) Does your lender require flood insurance?
- (f) Do you have an elevation certificate? If yes, please attach a copy.
- (g) If any answer to questions 3(a) – 3(e) is yes, please explain: _____

(a) Yes (e) No (e) Don't Know (e)
(b) Yes (e) No (e) Don't Know (e)
(c) Yes (e) No (e) Don't Know (e)
(d) Yes (e) No (e) Don't Know (e)
(e) Yes (e) No (e) Don't Know (e)
(f) Yes (e) No (e) Don't Know (e)

4. Insurance:

- (a) Have any insurance claims been submitted for repairs that have not been completed? If yes to 4(a), please explain: _____

(a) Yes (e) No (e) Don't Know (e)

Yes No Don't Know

5. Plumbing:

- (a) What is your drinking water source? ☐ public ☒ private ☐ well ☐ other
- (b) Have you ever had a problem with the quality, supply, or flow of potable water? ☐ Yes ☒ No ☐ Don't Know
- (c) Do you have a water treatment system? ☐ Yes ☒ No
- If yes, is it ☐ owned ☐ leased? located in neighborhood
- (d) Do you have a ☐ sewer or ☒ private septic system? If a private septic system, describe the location of each system: back yard tank & fill lines
- (e) Are any septic tanks, drain fields, or wells not in current use located on the Property? ☐ Yes ☒ No ☐ Don't Know
- (f) Have there been any plumbing leaks since you have owned the Property? ☒ Yes ☐ No ☐ Don't Know
- (g) Are any polybutylene pipes used in construction of the Property? ☐ Yes ☒ No ☐ Don't Know
- (h) If any answer to questions 5(b), 5(c), and 5(e) - 5(g) is yes, please explain: fill lines to septic tank broke in December 16. Have receipt of repair

6. Pools; Hot Tubs; Spas:

- (a) If the Property has a swimming pool, hot tub, or spa indicate whether there are any existing safety feature(s): ☐ pool barrier enclosure ☐ safety pool cover ☒ door and window exit alarms ☐ door locks ☐ none ☐ other ADT security
- (b) Are the pool, hot tub and/or spa structurally sound and free of leaks? ☐ Yes ☒ No ☐ Don't Know N/A
- (c) Are the pool, hot tub and/or spa and attendant equipment in proper working order? ☐ Yes ☒ No ☐ Don't Know
- (d) Has an in-ground pool on the Property been demolished and/or filled? ☐ Yes ☒ No ☐ Don't Know
- If the answer to question 6(b) or 6(c) is no, please explain: _____

7. Settling; Storm Damage:

- (a) Has the Property or adjacent properties ever sustained any damage from settling, soil movement (including landslides, mudslides, etc.) or sinkhole(s)? ☐ Yes ☒ No ☐ Don't Know
- (b) Has the Property sustained any damage from earthquake, hurricane, any named storm, tornado or other natural disaster? ☐ Yes ☒ No ☐ Don't Know
- (c) If the answer to question 7(a) is yes, please explain: _____

8. Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:

- (a) Are there any deed or homeowners' restrictions? ☐ Yes ☐ No ☒ Don't Know
- (b) Are there any proposed changes to any of the restrictions? ☐ Yes ☐ No ☒ Don't Know
- (c) Are there any resale or leasing restrictions (e.g., right of refusal, etc.)? ☐ Yes ☐ No ☒ Don't Know
- (d) Is membership mandatory in a homeowners' association? ☐ Yes ☐ No ☒ Don't Know
- (e) Are fees charged by the homeowners' association? ☒ Yes ☐ No ☐ Don't Know
- (f) Are any driveways, walls, fences, or other features shared with adjoining landowners? ☐ Yes ☒ No ☐ Don't Know
- If Yes, please attach copies of use and maintenance agreements.
- (g) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? ☐ Yes ☒ No ☐ Don't Know
- (h) Are there boundary line disputes or easements affecting the Property? ☐ Yes ☒ No ☐ Don't Know
- (i) Access roads are ☐ private ☒ public? If private, describe the terms and conditions of the maintenance agreement and provide a copy: _____
- (j) If any answer to questions 8(a) - 8(h) is yes, please explain: _____

- | | Yes | No | Don't Know |
|--|-----------------------|----------------------------------|-----------------------|
| 9. Environmental: | | | |
| (a) Was the Property built before 1978?
If yes, please complete Lead-Based Paint Disclosure. | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; area formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (d) Are any waste dumps or other environmentally sensitive areas located on, adjacent to or near the Property? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____ | | | |

- | | | | |
|--|-----------------------|----------------------------------|-----------------------|
| 10. Governmental: | | | |
| (a) Is there any pending, threatened or contemplated litigation affecting the Property? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (b) Are there any zoning violations or nonconforming uses? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (c) Are there any zoning restrictions affecting additions, improvements, or replacement of the Property? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (d) Do any zoning, land use, or administrative regulations conflict with the existing or intended use of the Property? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (e) Do any restrictions, other than association and flood area requirements, affect improvements or replacement of the Property? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (f) Are any improvements, including additions, located below the base flood elevation? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (g) Have any improvements been constructed in violation of applicable local flood guidelines? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (h) Have any improvements or additions to the Property, by you or by others, been constructed in violation of building codes or without necessary permits? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (i) Are there any active permits on the Property that have not been closed by a final inspection? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (j) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety codes, restrictions, or requirements? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| (k) If any answer to questions 10(a) - 10(j) is yes, please explain: _____ | | | |

Other Matters; Additional Comments: If you need additional space, check the box and attach a separate sheet(s) to explain any comments noted in this Property Disclosure. Please reference the number and letter of each corresponding item.

Please attach copies of any reports (including, by way of example and not limitation, building permits, certificates of occupancy, maintenance contracts, notices, shared usage agreements, surveys, title insurance policies, warranties, etc.) you are aware of or have in your possession.

Seller Acknowledgement: Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes Altair Global to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and acknowledges Seller's ongoing obligation to promptly notify Altair Global in writing if any information set forth in this disclosure statement becomes inaccurate, incorrect or incomplete. Seller shall indemnify, defend, and hold Altair Global harmless from and against any and all claims (including liabilities, law suits, demands, reasonable attorney fees, and other expenses) for monetary loss or damage to property or injuries (including death) to any person, arising out of Seller's failure to fully disclose any existing condition under this Property Disclosure.

Seller: Michael S. Dove (signature) Michael S. Dove (print) Date: 01/03/17

Seller: Laura Dove (signature) Laura Dove (print) Date: 01/03/17

Altair Global acknowledges receipt of this Property Disclosure.

Ali Carlson (signature) Ali Carlson (print) Date: 1.5.17

Buyer Acknowledgement: This Property Disclosure has been prepared by the prior occupying owner -- with knowledge of the Property -- and not by Altair Global or any real estate licensee. It is not a guarantee or warranty of any kind by Altair Global, that is expressly denied, nor is it a substitute for any inspections, warranties, or professional advice you may wish to obtain. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This Property Disclosure is provided solely to satisfy Altair Global's disclosure obligations under applicable law. Buyer releases, acquits and forever discharges Altair Global from and against any matters contained in, misstated or omitted from this Property Disclosure.

Buyer acknowledges that Buyer has received, read and understands this Property Disclosure.

Buyer: _____ (signature) _____ (print) Date: _____

Buyer: _____ (signature) _____ (print) Date: _____



Disclosure of Information On Lead-Based Paint & Lead-Based Paint Hazards

CONCERNING THE PROPERTY AT: 13115 Rudys Way, Streetman, TX 75859
FILE NUMBER: 2016-27639

PURPOSE: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

The residence at the above address was constructed after January 1, 1978.

Seller must initial one item below. If 'Yes', is initialed, omit the rest of this disclosure and sign below.

MSD Yes ☐ No ☐ Unknown ☐

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified 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 known 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-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial items a and b)

- MSD (a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
 (1) ☒ Seller has no knowledge of lead-based paint or lead-based paint hazards on the premises.
 (2) ☐ Known lead-based paint and/or lead-based paint hazards are present on the premises.
 Explain (attach additional documentation if necessary): _____

- ____ (b) Records and reports available to Seller (check (1) or (2) below):
 (1) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the premises.
 (2) ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead based paint hazards on the premises. List records and reports: _____

BUYER'S ACKNOWLEDGMENT (initial items c through e)

- ____ (c) Buyer has received copies of all information listed above.
 ____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
 ____ (e) Buyer has (check (1) or (2) below):
 (1) ☐ Received a 10 day opportunity (or mutually agreed upon) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 (2) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

Michael S. D.
SELLER

01/03/17
Date

Laura D. Lee
SELLER

01/03/17
Date

BUYER: Altair Global

Ali Carlson
Altair Acknowledgment

1.5.17
Date

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

PURPOSE: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

CONCERNING THE PROPERTY AT 13115 Rudys Way, Streetman, TX 75859

The residence at the above address was constructed after January 1, 1978.

Seller must indicate one item below. If Yes, is indicated, omit the rest of this disclosure and sign below.

☐ Yes ☐ No ☒ Unknown

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified 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 known information on lead-based paint hazards from risk assessments in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial items a and b)

- STC (a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
- (1) ☒ Seller has no knowledge of lead-based paint or lead-based paint hazards on the premises.
 - (2) ☐ Known lead-based paint and/or lead-based paint hazards are present on the premises.
Explain: (attach additional documentation if necessary) _____

- STC (b) Records and reports available to Seller (check (1) or (2) below):
- (1) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the premises.
 - (2) ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead based paint hazards on the premises.
List records and reports: _____

BUYER'S ACKNOWLEDGMENT (initial items c through e)

- * (c) Buyer has received copies of all information listed above.
- * (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- * (e) Buyer has (check (1) or (2) below):
- (1) ☐ Received a 10 day opportunity (or mutually agreed upon) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (2) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (initial item f)

- * (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

SELLER: ALTAIR GLOBAL

Ali Carlson

ALTAIR ACKNOWLEDGMENT

1.20.17

Date

* BUYER _____

Date

* BUYER _____

Date

* LISTING AGENT _____

Date

* SELLING AGENT _____

Date

The information contained in this document is confidential and intended only for use by the intended person or entity to which it is addressed. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient for the intended business purpose is prohibited. By acceptance of this information, the intended recipient agrees to securely store it during use for the business purpose for which it was delivered. Upon completion of the business purpose for which this information was delivered, you agree to continue secure storage to prevent any unauthorized dissemination of the information or to destroy it. If you received this information in error, please contact the sender of this document and destroy the material.



TEXAS ASSOCIATION OF REALTORS® 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

13115 Rudy's Way
Streetman, TX 75859

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pump: (sump) grinder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-LP Community (Captive)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rain Gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof/Attic Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector - Hearing Impaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV Antenna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer/Dryer Hookup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Maint. Accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ electric gas number of units: 2
Evaporative Coolers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units:
Wall/Window AC Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units:
Attic Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ electric gas number of units:
Other Heat <i>Fireplaces</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: <i>Fireplaces</i>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: 1 ✓ electric gas other:
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ wood gas logs mock other:
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached ✓ not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: number of remotes:
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ owned lease from:
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ owned lease from:
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ electric gas other: number of units:
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned lease from:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓ automatic manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-16

Initialed by: Buyer:

and Seller: *MSD*

UBD

Page 1 of 5

Re/MAX of Corsicana & RE/MAX LakeSide Dreams, 2705 SE County Road 3110 Corsicana, TX 75109

Phone: 903.651.3970

Fax: 903.974.3760

13115 Rudy's Way

Julie Trel

Produced with zipForm® by zipLogix 11070 Filleen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Concerning the Property at

13115 Rudy's Way
Streetman, TX 75859

Water supply provided by: city well MUD ☒ co-op unknown other: Winkler Water
Was the Property built before 1978? yes ☒ no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: composite shingles Age: 8-9 yrs (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no ☒ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes ☒ no If yes, describe (attach additional sheets if necessary):

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	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TAR-1406) 01-01-16

Initialed by: Buyer.

and Seller: MSD UBD

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Page 2 of 5

13115 Rudy's Way

Concerning the Property at _____

13115 Rudy's Way
Streetman, TX 75859

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

Siphon Fill Line Had 90° Break and was REPAIRED.

Receipt available

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y 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:

Name of association: _____

Manager's name: _____

Phone: _____

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.

☒ ☐

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.

☒ ☐

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.

(TAR-1406) 01-01-16

Initialed by: Buyer: _____

and Seller: _____

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Page 3 of 5

13115 Rudy's Way

Concerning the Property at _____

13115 Rudy's Way
Streetman, TX 75859

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller has ☒ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☒ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
March 2011	Home	Erst Texas Inspections	
Jan. 2012	Home	GlobalSpec	

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☐ yes ☒ no

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Concerning the Property at _____

13115 Rudy's Way
Streetman, TX 75859

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: Michael S. Dove Date: 01/17/17 Signature of Seller: Laura Dove Date: 01/17/17
Printed Name: Michael S. Dove Printed Name: Laura Dove

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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____

- (5) 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: _____



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
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CONCERNING THE PROPERTY AT 13115 Rudy's Way
Streetman, TX 75859

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Backyard ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 8 years ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? December 2016
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller MJD UBP

Page 1 of 2

Re/Max of Corsicana & RE/MAX LakeSide Dreams, 2705 SE County Road 3110 Corsicana, TX 75109
 Julie Teel

Phone 901.654.3970 Fax 901.874.1760
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13115 Rudy's Way

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

Signature of Seller Michael S. Dover Date 01/17/17
Signature of Seller Laura Dover Date 01/17/17
Michael Dover
Laura Dover

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____