



SAN ANTONIO BOARD OF REALTORS®, INC.

9110 IH 10 WEST, SAN ANTONIO, TEXAS 78230

RESIDENTIAL LOT SELLERS DISCLOSURE NOTICE

To Be Completed By The Seller For Residential Lots



THIS FORM IS FURNISHED BY THE SAN ANTONIO BOARD OF REALTORS® FOR USE BY ITS MEMBERS. USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF A BOARD/ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

Concerning the Property at:

726 Ruidosa Downs, Helotes, TX 78023

(Property Address)

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 purchaser may wish to obtain. It is not a warranty of any kind by seller, seller's agents, or any other agent.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

- | Y | N | U | |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| ☐ | ☐ | ☒ | Located in 100-Year Flood plain |
| ☐ | ☒ | ☐ | Present Flood Insurance |
| ☐ | ☒ | ☐ | Previous Flooding onto the Property |
| ☐ | ☒ | ☐ | Soil Movement |
| ☐ | ☒ | ☐ | Surface Structures or Pits |
| ☐ | ☒ | ☐ | Underground Storage Tanks |
| ☐ | ☒ | ☐ | Wetlands on Property |
| ☐ | ☒ | ☐ | Diseased Trees |

- | Y | N | U | |
|--------------------------|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | ☐ | Endangered Species/Habitat on Property |
| ☐ | ☒ | ☐ | Fault Lines |
| ☐ | ☒ | ☐ | Hazardous or Toxic Waste |
| ☐ | ☒ | ☐ | Intermittent or Weather Springs |
| ☐ | ☒ | ☐ | Landfill |
| ☐ | ☒ | ☐ | Lead-Based Paint Hazards |
| ☐ | ☐ | ☒ | Radon Gas |

If you answered yes to any of the above, please explain:

B. General Information:

Is the Seller aware of any of the following:

- | Y | N | U | |
|---|-------------------------------------|--------------------------|---|
| ☐ | ☒ | ☐ | 1. Features of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect of the Property. |
| ☐ | ☒ | ☐ | 2. Any encroachments, easements or similar matters that may affect the Property. |
| ☐ | ☒ | ☐ | 3. Any zoning violations, nonconforming uses or violation of "setback" requirement. |
| ☐ | ☒ | ☐ | 4. Deed restrictions or obligations affecting the Property. |
| ☐ | ☒ | ☐ | 5. Any lawsuits against the Seller threatening to or affecting the Property. |
| ☐ | ☒ | ☐ | 6. Any notices of abatement or citations against the Property. |
| ☐ | ☒ | ☐ | 7. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted? |
| <p>_____ yes _____ no; If yes, explain: _____</p> | | | |
| ☐ | ☒ | ☐ | 8. Any tax exemptions(s) which you (Seller) currently claim for the Property. If yes, list: _____ |
| ☐ | ☒ | ☐ | 9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property. |

Initialed for Identification by: Buyer _____ Seller AS SGC

SABOR Form 550 08-03-98 Residential Lots Sellers Disclosure Notice

Essex Properties, 1100 NW Loop 410, STE 700 San Antonio, TX 78213

Phone: 210.288.5540

Fax: 210-568-4198

Phil Essex

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726 Ruidosa

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Concerning the Property at:

726 Ruidosa Downs, Helotes, TX 78023

Mark below: (Y) for Yes (N) for No (U) for Unknown

Y ☒ N ☐ U ☐

10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: \$ \$724.00 annual

☒ Mandatory ☐ Voluntary Name of Association: Sonoma Ranch

Manager's Name: Spectrum Association Management

Due: _____ Monthly _____ Quarterly _____ Annually

Any unpaid fees or assessments for the Property: _____ Yes ☒ No

If yes, amount \$ _____

☐ ☒ ☐ 11. Municipal Utility District which has any authority over the Property; If yes, Name of District: _____

If you answered yes to any of the above, please explain: _____

C. UTILITIES AVAILABLE:

Mark (A) for Available (O) on site (U) Unknown

A O U

☒	☐	☐	Water System	☒	City	☐	Well	☐	Municipal	☐	Private
☒	☐	☐	Natural Gas								
☒	☐	☐	Electric								
☒	☐	☐	Telephone								
☐	☐	☐	Sewer System								
☒	☐	☐	Cable T.V.								
☐	☐	☐	Other _____								
☐	☐	☐	None								

IF WELL ON PROPERTY: approximate depth _____ well extends into _____ (name of water source). The well ☐ does ☐ does not need repair, if so, explain: _____

IF SEPTIC SYSTEM: In Place _____ Required ☒ Allowed _____ Not Allowed _____

Sanj
Signature of Seller
Sanjuanita Garza-Cox

5/19/15
Date

Warren A Cox
Signature of Seller
Warren A Cox

5/19/15
Date

NOTICE TO BUYER: Listing Broker, Phil Essex, and Other Broker, _____, advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker 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 PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date