Bern office



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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.

Carbon Monoxide Det. Ceilling Fans Coktop Dishwasher Disposal Emergency Escape Ladder(s) Eshaust Fans Fences Fire Detection Equip. French Drain Gas Fixtures Natural Gas Lines Pool Heater	CONCERNING THE BROSS	101 11			
DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUN MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHER AGENT. Seler Zis is not occupying the Property. If unoccupied (by Seller), how long since Seller has 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 marked below: (Mark Yes (Y), No (N), or Unknown (U).) Item Y N U Cable TV Wirring Y N U Cable TV Wirring How Nonexide Det. C-pling Fans C-pc Carbon Monoxide Det. C-pling Fans Wilson Wilso	THIS NOTICE OF THE PROPERTY A	T 481 CR 210	HA	Mi Cton. TX 7653	3/
MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHORITORY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHORITORY OF THE CONTROL OF THE	DATE SIGNED BY SELLER	OF SELLER'S KNOWLEDGE OF	THE COND	DITION OF THE PROPERTY	AC OF T
AGENT Seller Seller Seller Seller Seller 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 Cable I'V Wring Carbon Monoxide Det. Ceilling Fans Cooktop Dishwisher Disposal	MAY WISH TO OBTAIN IT IS NO	IS NOT A SUBSTITUTE FOR A	NY INSPEC	CTIONS OR WARRANTIES TH	42 OF 1
Seller	AGENT. IS NO	I A WARRANTY OF ANY KIND	BY SELLER	R, SELLER'S AGENTS, OR A	NY OTH
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Item	This notice does not establish t	the items to be conveyed. The control	(Y), No (N),	or Unknown (U).)	
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Hot Tub Intercom System Sauna Smoke Detector Hearing Impaired Spa Trash Compactor Tv Antenna Washer/Dryer Hookup Window Screens Pool Heater Pool Maint. Accessories Pool Heater Window Screens Public Sewer System Window Screens Public Sewer System Window Screens Public Sewer System Wall/Window AC Units If yes, describe: Attic Fan(s) If yes, describe: Part of Lipht Unit Other Heat Garage Garage Door Openers Datached Inot attached					X
Dishwasher Disposal D					X
Microwave Smoke Detector Tv Antenna Washer/Dryer Hookup Window Screens Public Sewer System Violati	Dishwasher				X
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Carport wood gas logs mock other: Garage attached not attached Garage Door Openers number of units:	Oven	number of average	RI OF W	PAIL Unit	
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patemite pish & Controls	Satellite Dish & Controls			number of remotes:	
Security System General Grant					
Vater Heater		M = 1 · · ·			
Vater Softener Delectric gas Other: number of units:				number of units:	
Inderground Lawn Sprinkler					
Continuo de la converente de la converen	Septic / On-Site Sewer Facility	automatic man	ual areas	covered:	
AD 1 100 About On-Site Sewer Facility (TAR-1407)	ND 4400 0 0 0	i yes, aπach Informat	tion About O	n-Site Sewer Facility (TAR-140)7)
Initialed by: Buyer:	BB PROPERTIES, 10156 FM 219 Clifton TV 76624	A b D.		1/0 100	
Produced with the Produced with the Produced Phone: 972-989-5240				Fax: 972-534-1732 higan 48026 www.zinl.ogiv.com	Je 1 Of 5 FORMS

Concerning the Property at 481 CR	240	1/20111 -		
What was a second of the secon	di	AHMICTON, TX 76531		
Water supply provided by: city well M	UD Co-d	p unknown other:		
A the richerty pull pelote 1978; Thes	no Tuni	nown		
(If ves, complete, sign, and attach TAR-1906	6 concerning	lead-based paint hazards).		
la thord or available	Age:_\	roof covering placed over existing shingles or roof cov	xim	nate
inere an overlay roof covering on the Property	(shingles o	roof covering placed over existing shingles or roof cov	veri	na)
es no unknown				9)
Are you (Seller) aware of any of the items listed i	n this Section	on 1 that are not in working condition, that have defects		
need of repair? yes no If yes, describe	(attach addi	tional sheets if necessary):	s, or	ar
Section 2. Are you (Seller) aware of any defe aware and No (N) if you are not aware.)	ects or malf	unctions in any of the following?: (Mark Yes (Y) if y	/ou	ar
Item Y N Item	(
Basement V Floors		Y N Item	Y	IN
Cailia	tion / Slab(s	Sidewalks		X
Doors Interior		Z Talle / Torrees		X
Drivers	Fixtures	Windows		X
El	ng Systems	Other Structural Components		X
Exterior Walls Roof	ig Systems			
Section 3. Are you (Seller) aware of any of the you are not aware.)	ie following	conditions: (Mark Yes (Y) if you are aware and No) (N	l) ii
Condition	YN	Condition		
Aluminum Wiring		Condition Provious Foundation Provious	Y	N
Asbestos Components		Previous Foundation Repairs Previous Roof Repairs		X
Diseased Trees: ☐ oak wilt ☐	X	Other Structural Repairs		X
Endangered Species/Habitat on Property	X	Radon Gas		\Diamond
Fault Lines Hazardous or Toxic Waste	X	Settling		Ŷ
Improper Drainage	$+$ \times	Soil Movement		X
Intermittent or Weather Springs	$+ \aleph$	Subsurface Structure or Pits		X
Landfill		Underground Storage Tanks		X
Lead-Based Paint or Lead-Based Pt. Hazards		Unplatted Easements Unrecorded Easements		X
Encroachments onto the Property		Urea-formaldehyde Insulation	-	Δ
Improvements encroaching on others' property	X	Water Penetration	-	λ
Located in 100-year Floodplain	X	Wetlands on Property	-	\Diamond
Located in Floodway	X	Wood Rot	+	分
Present Flood Ins. Coverage (If yes, attach TAR-1414)		Active infestation of termites or other wood	1	(7)
Previous Flooding into the Structures		destroying insects (WDI)		X
Previous Flooding onto the Property	- X	Previous treatment for termites or WDI		X
Located in Historic District		Previous termite or WDI damage repaired Previous Fires		X
Historic Property Designation				X
Previous Use of Premises for Manufacture	()	Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot	-	X
of Methamphetamine		Tub/Spa*		X
FAR-1406) 01-01-14 Initialed by: Buyer	/ '		- 1	4

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FORMS

ction	*A single blockable main drain may cause a suction entrapment hazard for an individual 1. Are you (Seller) aware of any item, equipment, or system in or on the Property that is not been previously disclosed in this notice? 2. yes 2. no If yes, explain (attach a	
cess	sary): yes ZINIO II yes, explain (attach a	dditional sneets
ection of awa	are.)	
X	Room additions, structural modifications, or other alterations or repairs made without necessarin compliance with building codes in effect at the time.	ary permits or n
M	Homeowners' associations or maintenance fees or assessments. If yes, complete the following	
	Manager's name: Phone: Phone: and are: mandate	ory 🗆 volunta
Ø	attach information to this notice.	ciations below (
×	attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in u with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:	ciations below of
Ø Ø	attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in unwith others. If yes, complete the following:	ciations below o
M M M	attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in u 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 conditional property. Any lawsuits or other legal proceedings directly or indirectly affecting the Research of the conditional proceedings directly or indirectly affecting the Research of the conditional proceedings directly or indirectly affecting the Research of the conditional proceedings directly or indirectly affecting the Research of the conditional proceedings directly or indirectly affecting the Research of the conditional proceedings directly or indirectly affecting the Research of the conditional proceedings directly or indirectly affecting the conditional proceedings directly or indirectly affecting the conditional proceedings directly or indirectly affecting the conditional proceedings directly are indirectly affecting the conditional proceedings di	individed interes
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M M M	attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in unit others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental ordinances affecting the conditionary. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. Any death on the Property except for those deaths caused by: natural causes, suicide, or accident to 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 hazards such as asbestos, radon, lead-based paint, urea-formald based, or makely	individed interestion or use of the but is not limited dent unrelated to e environmenta on (for example

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IT th	e ans	ing the swer to	Property at	Section 5 is use explain (attack	th additional sheets if necessary):	/
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				1 No. 10 No.	10	
Sec	tion	6. Se	ller I has I has I	not attached a survey of the	Property.	
Sec	tion	7. Wi	thin the last 4 year	s, have you (Seller) receiv	ed any written inspection reports	s from norsons w
nst	pection	y provi ons?	Over The Ifve	who are either licensed as s, attach copies and complete	ed any written inspection reports inspectors or otherwise permitte	ed by law to perfo
				- , attach copies and completi	e the following:	
ins	specti	ion Dat	71	Name of Inspector	\	No. of Page
+	-		Well	Refer to ho	uses cabin	/
				Sa	me well system.	
					,	
\forall						
	No	te: A L	ouyer should not rel	ly on the above-cited repor	ts as a reflection of the current co	anditi tu
			Property. A buyer	should obtain inspections	is as a reflection of the current co from inspectors chosen by the bu	ondition of the
CI	ion 8	S Ch	ock any toy over-ti		map catero anodem by the bu	iyer.
	ALHOI	mestea	eck any tax exempti	on(s) which you (Seller) cui	rrently claim for the Property:	
			anagement	Senior Citizen	Disabled	
F	Oth	ner:	anagoment	☐ Agricultural		
					Unknown	
ect Sui	ion 1	0. Hav	e you (Seller) ever	received proceeds for a award in a legal proceeding	claim for damage to the Property	
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Cor	ncei	ning t	he Pro	pperty at <u>48</u>	1 CR 210	A	emilton,	To	
If th	ne a	nswer	to any	of the items in	Section 5 is yes, explain	(attach a	dditional sheets i	if necessary):	
+									
					<u> </u>	eneroscap			
+									
Sec	tior	6.	Seller	☐ has ☐ has	not attached a survey	of the Pr	nerty		
Sec	tion	7.	Withir	the last 4 ve	are have you (Coller)	rooolyaad			
reg	ular	y pro	ovide	inspections an	d who are either licens	sed as ins	any written ins	pection reports	from persons wh
				res Ino If	es, attach copies and co	mplete the	e following:	or moo permitted	by law to perion
Ins	spe	tion E	Date	Туре	Name of Inspecto	or			No. of Pages
+									140. Of Fages
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	^	ote: A	A buye	er should not r	ely on the above-cited	reports a	s a reflection o	of the current co	ndition of the
				epony. A baye	should obtain inspect	uoris iron	inspectors ch	osen by the buy	rer.
Sect	tion	8. Comes	Check	any tax exemp	tion(s) which you (Sell	er) curren	tly claim for the	e Property:	
1		VIIICS	icau	gement	KSenior Citizen		☐ Disabled		
ľ	70	ther:_	Ivialia	gement	☐ Agricultural			/eteran	
					ever filed a claim		Unknown		
nsu /hic	ran	e cla	im or im wa	a settlement on settlement of the settlement of	er received proceeds in a legal process of no lifyes, expla	for a clai eeding) a in:	m for damage nd not used the No. Wail o	to the Property e proceeds to m	(for example, a ake the repairs for the confine confin
Atta	ch a	11. D nents ddition hen g	nal sh	eets if necessar	eve working smoke de Health and Safety Cod W: <u>OURS ARE W</u>	lired in	unknown I no	ordance with the Alyes. If no or	e smoke detecto unknown, explain n - And
	w kr lo A	hich ti now th cal bu buyer	he dwe ne buil ilding may i	elling is located, ding code requi official for more require a seller i	0 install smoke detectors	location, a	of the building and power source and may check unl	code in effect in e requirements. I known above or d	the area in f you do not contact your
ΔR	ev th sp de	ridenc e buy ecifie tector	e of the mass the l	he hearing impai kes a written r locations for ins which brand of	reside in the dwelling is rment from a licensed phe equest for the seller to tallation. The parties massmoke detectors to installation.	nearing-ir nysician; a install sm y agree w ll.	npaired; (2) the ind (3) within 10 oke detectors for the will bear the	buyer gives the s days after the eff	eller written ective date,
717	140	0) 01-	01-14		aled by: Buyer:	,	and Seller:	L. CPA	Page 4 of 5
			Produce	ea with zipForm® by z	pLogix 18070 Fifteen Mile Road, F	raser, Michiga	n 48026 <u>www.zipLog</u> i	ix.com	FORMS

FORMS

Co	ncerning the Property at	CR	20 HAMILLON, TX 7653
Se bro	ller acknowledges that the statements in the oker(s), has instructed or influenced Seller to	is notice are o provide ina	true to the best of Seller's belief and that no person, including the accurate information or to omit any material information.
	Alney	3/1/15	Office of a Service and material morniation.
Sig Pri	nature of Seller nted Name: John R. Allen	Da	ate Signature of Seller Date Printed Name: CARDE PIERCE AllEN
	DITIONAL NOTICES TO BUYER:		visit (in the control of the control
(1)	The Texas Department of Public Safety registered sex offenders are located in a		database that the public may search, at no cost, to determine if ode areas. To search the database, visit www.txdps.state.tx.us . in certain areas or neighborhoods, contact the local police
(2)	Protection Act (Chapter 61 or 63 Natura	al Resources	ward of the Gulf Intracoastal Waterway or within 1,000 feet of the property may be subject to the Open Beaches Act or the Dune Code, respectively) and a beachfront construction certificate of or improvements. Contact the local government with ordinance of for more information.
(3)	If you are basing your offers on squa independently measured to verify any rep	re footage, oorted inform	measurements, or boundaries, you should have those items ration.
(4)	The following providers currently provide		
	Electric:		phone #:
	Sewer: N/A		
	water: well		phone #:
	Cable: V/A		phone #:
	Trash: TEX Allison		
	Natural Gas: N/A		phone #:
	Phone Company: Entury link		phone #:
	Natural Gas: N/A Phone Company: CENTURY INK Propane:		phone #:
(5)	This Seller's Disclosure Notice was comp	leted by Sell	ler as of the date signed. The brokers have relied on this notice
The	undersigned Buyer acknowledges receipt o	f the foregoin	ng notice.
Signa	ature of Buyer	D :	0:
	ed Name:	Date	Signature of Buyer Date
1 111116	ru ivalile.		Printed Name:

(TAR-1406) 01-01-14