

RE/MAX Landmark Rose,430 S. Trade Days Canton,TX 75103

## SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 18220 State Highway 19

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(STREET ADDRESS AND CITY)

(COUNTY)

NOTE: Effective January 1, 1994, Section 5.008 of the Texas Property Code (the "Code") requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the Property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN. A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED, LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER OR ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION. THE METROTEX ASSOCIATION OF REALTORS®, INC., THE GREATER METRO MULTIPLE LISTING SERVICE OR ANY MULTIPLE LISTING SERVICE, AND THE LISTING BROKER HAVE RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

DIS	SEMINATING INFORMATION ABOUT THE CONDITION OF THE PROP	EAN	
	GENERALIN	[:(e)	AMATION
1.	The Property is currently:	6.	Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?
	Ø Owner occupied ☐ Estate ☐ Leased ☐ Foreclosure ☐ Vacant since		□ Yes ☑No □ Unknown
	- If owner occupied, for $\mathcal{L}$ years.		- If "Yes", identify the warranties:
	- If not owner occupied, for years If leased: Origination Date  Expiration Date	7,	Are there any pending or threatened condemnation proceedings which affect the Property?
2.	Seller is the current owner of the Property and can sell the Property without being joined by any other person:		☐ Yes ☑ No ☐ Unknown
	₩I Yes [] No		- If "Yes", explain:
	- If "No", explain:	8.	Has the Property (or the homeowners' association of which the
			Property is a part) been the subject of any pending or concluded litigation?
3.	Is Seller a United States citizen?		☐ Yes 🛛 No 🖂 Unknown
	⊠ Yes ☐ No		- If "Yes", explain:
	- If "No", is the seller a "foreign person" as defined in the Internal Revenue Code?		
	☐ Yes ☐ No	9.	Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the
4.	Check any of the following tax exemptions which Seller claims for the Property:		Property:
	☑ Homestead ☐ Senior Citizen ☐ Disabled ☐ Disabled		☐ Yes 反 No ☐ Unknown
	Agricultural Other		- If "Yes", explain:
5.	Is there currently in force for the Property a written Builder's Warranty?	10	A Calley has not received any notice aither availar written
	[] Yes ☑ No [] Unknown	10.	<ul> <li>A. Seller has not received any notices, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser,</li> </ul>
	- If "Yes", identify the warranty by stating: Name of Company issuing warranty:		inspector, mortgage lender, repair service, or other except:
	: Warranty Number:		
	OPERTY ADDRESS: Canton, TX 75103 troTex Association of REALTORS® 7167 (Oct 2011) Seller Initials:	<i>i</i> 7	Soller Initials: Buyer Initials: Buyer Initials:

Phone: 9032452056

Fax: 9036420065

Hwy 19 18230 Acord

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. Fo	or items fisted below in Section 11, che	ock ap	propriate b	oox if items	are included	in the s	sale of the Property and	d are presently in
m is	ng Condition" and there are no known or repaired or in need of repair. Check "N	I/A" fo	r items thai	t do not app	oly to the Pro	perty or a	are not included in the s	sale. NOTE: THIS
	DE DOES NOT ESTABLISH WHICH I' RACT OF SALE WILL DETERMINE WI					SALE OF	THE PROPERTY. TH	HE TERMS OF A
	EQUIPMENT & SYSTEM	N/A		HAS BEEN	DATE REPLACED	IN NEED	DATE / DESCRIPTION	OF COMPLETED
			CONDITION	REPLACED	Month/Year	MEPAIR	OR NEEDED F	REPAIRS
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	ust Fan(s) Detection Equipment	111	T	<u> </u>		<u> </u>	JOHO Extraor to	<u> PAL E COPT STOUR</u>
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Patio/Decking				
Patio/Decking				
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Rain Gutters and Down Spouts 🔲 🕏				
Roof L] &				
		<del></del>		Replaced 3425(2010)
Sidewalks [] 🖟			<u> </u>	72-3-1 SECTION 5
Skylight(s)				
Sump or Grinder Purnp			h	TO ANY ANY AND THE STATE AND ADDRESS AND A
Walls (Exterior/Interior)				
Washer/Dryer Hookups	·			
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12. If stucco, what is the type of stucco?	daka Krajakaran IV da dila	16.	i. Is there an alarm system? ☐ Yes ☑ No - If "Yes", system is:					
3. The shingles or roof covering is constructed of: ☐ Wood ☒ Composition ☐ Title ☐ Other			- If leased, i	☐ Owned by Seller ☐ Leased by Seller If leased, is lease transferable? ☐ Yes ☐ No  Monitor Charge: ☐ Mth ☐ Qtr ☐ Yr. \$				
Is there an overlay covering? ☐ Yes ☐ No ☐ Unknown		479	Lease Chai	rge:  Mth  Qtr  Yr. \$				
14. The age of the shingles or roof covering:		17.	leased and	not owned by Seller:				
15. The electrical wiring of the Property is: ☐ Copper ☐ Aluminum ☒ Unknown ☐ Other (specify)	www.accommerchanom	18.	(if before 19	operty was constructed: <u>/ アクス</u> wner □ Tax Rolls <u>Perz 244/ さみを 18代数</u> 。 978-complete, sign and attach TAR-1906 lead-based paint hazards.)				
MISCELLANEOU	PAINTE O	5 W.N						
<ol><li>is the Seller aware of any of the following conditions</li></ol>			•					
ASBESTOS Components	YES	C1 /F.16/6/	UNKNOWN	IF "YES", EXPLAIN				
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?			<u></u>					
CARPET Stains/Damage	(****)	(52)						
Located on or near CORP OF ENGINEERS Property?		52)	<u>[2]</u>					
Any DEATH on the Property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?		SA.	O					
Unplatted EASEMENTS		[5 <u>4</u> ]		THE STATE OF THE S				
FAULT Lines		34 <u>.</u>		2011-11-12-12-12-12-12-12-12-12-12-12-12-1				
evious FIRES		<u> </u>		10-PT-PT-PT-NOVE PLANE TO A STATE OF THE STA				
Any FORECLOSURES pending or threatened with respect to the Property		Q						
Urea formaldehyde INSULATION		64	[]					
LANDFILL	(,,,)	<u> </u>						
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property		ĸ						
Lead-based PAINT		<b>A</b>		4 Control of the Cont				
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time		M		The state of the s				
Above-ground impediment to swimming POOL		<u> 134</u> .		THE CONTRACT OF STREET				
Underground impediment to swimming POOL	[]	DK)						
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual		Ø	[]					
RADON gas		<u> [84]</u>						
Mouse SETTLING								
SOIL Movement		<b>1</b> 53		\$\tag{\tag{\tag{\tag{\tag{\tag{\tag{				
Subsurface STRUCTURES, Tanks, or Pits				SEPTICS Q				
Hazardous or TOXIC WASTE affecting the Property  Holes in WALLS	<del>                                     </del>	<b>\$</b>						
FIUSTS III WALLO		~** <b>*</b> ***						

	YES	NO	UNKNOW	/N IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair			æ	100-100 - 100-100-100-100-100-100-100-10
Property covered by flood insurance? (If	Pr	glandyk	para	
"Yes", attach "Information About Special				
Flood Hazard Areas," TAR No. 1414.)		(3 <del>3</del> ,	<u></u>	
Located in a Floodway?	1.5.	<u> Ба</u>		1988 Antianala de la contra del la contra della contra de
Located in a city flood plain?		[8]	(***)	
Tax or judgment liens?	177	pd,		
In an ETJ district? (Extra Territorial Jurisdiction)	15	M.		W. W
Diseased TREES?	Ō	<u> </u>		
			**************************************	1964th Cy40
LP Community (Captive) ?				n to all recover was the second of the secon
LP on Property	[ <u>S</u> ]	[]		
Single Blockable Main Drain in Pool/Hot Tub/Spa*	1			
*A Single Blockable Main Drain may cause a		14/2		
suction entrapment hazard for an individual.	1			
20. If the Property is part of a regime creating a h	omeo	พกอะ's		INFORMATION ABOUT FOUNDATION
association, state the following information:				
- Association Name: 📈 / / 🕰			27. Has	the Seller ever obtained a written report about the tion of the foundation from any engineer, contractor
- Association Management Company	***************************************			ctor, or expert?
- Association Management Opinipany				Yes 🔊 No 🗀 Unknown
- Association Email:		111111111111111111111111111111111111111		'es", identify the report by stating the date of the report.
- Association Phone Number:				erson or company who made the report, and its content:
- Amount of dues or assessments: \$	SECONDARIA MINISTER	d Acces 181 colorected 1 8 comes		
- Assessment amount is:				
Monthly \$ Quarterly \$ Annually	\$		A.C. C.	
<ul> <li>Payment of dues/assessments is:</li> </ul>				repairs been made to the foundation of the Property
Mandatory			4	its original construction?
- Amount of Unpaid Dues or Assessments,			1	Yes 【Z[No] Unknown Yes", explain what repairs you know or believe to have
if any: \$				made:
- Optional Membership: \$				
<ol> <li>Is the Property in an overlay, proposed overlay conservation district that may have special restrict</li> </ol>	/, Nist	oric or		71-2010-1-1-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1
☐ Yes ☐ No ☐ Unknown	10118			оминисти и польтория в применення по под поставлення применення применення в применення в под под под под под В применення под применення по под под под под под под под под под
- If "Yes", explain:				INFORMATION ABOUT DRAINAGE
3) Caso 2 A VM 2011 1- William Control of the Co		anneal and an annual residence	29 Has	the Seller ever obtained a written report about any
22. The Property is currently serviced by the following	no util	ties or		oper drainage condition from any engineer, contractor
systems (check as applicable):	, , , , , , , , , , , , , , , , , , , ,	111111111111111111111111111111111111111	inspe	ctor, or expert? Tyes MNo Tunknown
☐ Water ☐ Sewer 📆 Septic			- II "Y	es", identify the report by stating the date of the report
☑ Electricity ☑ Gas ☐ Cable TV	W208		1 .	erson or company who made the report, and its content:
High Speed Internet Availability:  Cable CDSI	- [] (	Jiner		
☑ Unknown  23. The water service to the Property is provided by			00 Have	and a single control of the single control o
applicable): ☐ City ☑ Well ☐ MUD ☐ C		eck as		repairs been made to the drainage of the Property since iginal construction?
24. Has the Seller ever collected any insurance		z men en men	1	Yes ⊠No □ Unknown
pursuant to a claim you have made for dan				Yes", explain what repairs you know or believe to have
Property and then not used the proceeds to make	e the			made:
for which the claim was submitted: 🔲 Yes - 🐧			1/0319-01/	
- If "Yes", explain:			31. Does	the Seller know of any currently defective condition to
25. Are there any outstanding mechanics and materia	almen	's liens		rainage of the Property?
or lis pendens against the Property?				Yes ☑ No ☐ Unknown
26. Is there any rainwater harvesting system conn	antad	to the	- If "Y	'es", explain:
property's public water supply that is able to				
indoor potable purposes?				
☐ Yes ☑ No ☐ Unknown			1	
18220 State Highway 19				
MONTH ON A CONTROL OF THE BELLIO				SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8
MetroTex Association of REALTORS® 7167 (Oct 2011) So	əllər ini	itials: 💃 🦻	🛕 Seller I	Initials: Buyer Initials: Buyer Initials:

32.	Have there been any previous incidents of flooding or other	IN	FORMATION ABOUT ENVIRONMENTAL CONDITIONS
	water penetration into the house, garage, or accessory buildings of the Property?  Yes No Unknown  If "Yes", when did the incident(s) occur and describe the	39.	is the Seiler aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions?
VERNINGEN	extent of flooding or water penetration:		The presence or removal of asbestos  The presence of radon gas  The presence or treatment of mold  The presence of lead based paint  □ Yes ☑ No  The presence of lead based paint
	INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS		Other: Yes No - If "Yes", explain:
33.	Has the Seller ever obtained a written report about active termites or other wood destroying insects?  ☐ Yes ☑ No		
	" If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content:	40.	If the answer to any part of Question #39 is "Yes," has the Seller ever obtained a written report for addressing such environmental hazards? ☐ Yes ☐ No - If "Yes", explain:
34.	Has the Property been treated for termites or other wood destroying insects?		(Identify any reports by stating the date of the report, the person or company who made the report, and its content.)
	☐ Yes M No ☐ Unknown  - If "Yes", please state the date of treatment:	41.	Is Seller aware of previous use of premises for manufacture of Methamphetamine? ☐ Yes ☒ No
35.	Have there been any repairs made to damage caused by termites or other wood destroying insects?  ☐ Yes ☑ No ☐ Unknown	42.	Is the Seller aware of any condition not previously addressed in this Disclosure Statement which, in Seller's opinion, is a defective condition or adversely affects the Property?
	- If "Yes", explain what repairs you know or believe to have been made:		- If "Yes", explain:
	Do active termites or other wood destroying insects currently infest the Property?	1050140000	
	☐ Yes 【No ☐ Unknown - If "Yes", explain:	43.	AckNow/Lebis/MEN/PEV/SELEER  1, the Seller, state that the information in this disclosure is
37.	Is there any existing termite damage in need of repair? ☐ Yes ☑ No ☐ Unknown		complete and accurate to the best of my knowledge and belief.  Seller(s) Initials  Seller(s) Initials
	- If "Yes", explain:	44.	I, the Søller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and
38.	Is the Property currently covered by a termite policy? ☐ Yes ☑ No		other brokers.  Seller(s) Initials  Seller(s) Initials
	- If "Yes", identify the policy by stating: Name of Company issuing policy:	45.	The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller
	Policy Number:		or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as
	Date of policy renewal:		the Seller knows
	Phone Number:		Seller(s) Initials Seller(s) Initials
	18220 State Highway 19		
	OPERTY ADDRESS: Canton, TX 75103 roTex Association of REALTORS® 7167 (Oct 2011) Seller Initials:	) 3	A SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 8 Seller Initials:

Municipal Utility District Disclosures  Check All That Apply:  [Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code]  The Property is located in a Municipal Utility District (MUD) which is either:  Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)  Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)  Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality.  (MUD Disclosure Form #3)  On-Site Sewer Facility  If the Property has a septic or other on-site sewer facility:  Attached is Information About On-Site Sewer Facility (TAR #1407)  Property is located in a Public Improvement District (PID)  SMOKE DETECTION EQUIPMENT  Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? Quiknown Di 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 nordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, ation, 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 setler to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who
The Property is located in a Municipal Utility District (MUD) which is either:  Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)  Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)  Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality.  (MUD Disclosure Form #3)  On-Site Sewer Facility  If the Property has a septic or other on-site sewer facility:  Attached is Information About On-Site Sewer Facility (TAR #1407)  Property is located in a Public Improvement District (PID)  SMOKE DISTECTION EQUIPMENT  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 nordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, ation, 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.
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Health and Safety Code?* *** Unknown
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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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.
INDEMNIFICATION
SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.
SELLER (SIGN AS NAME APPEARS ON TITLE)  DATE  SELLER (SIGN AS NAME APPEARS ON TITLE)  DATE

PROPERTY ADDRESS: Canton, TX 75103

MetroTex Association of REALTORS® 7167 (Oct 2011) Seller Initials: DA Seller Initials: Buyer Initials: Buyer Initials: Buyer Initials:

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Dale Acord

## NOTIGESTORIUMEE

- The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code greas. 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.
- Such written Information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
- Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
- If the Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
- If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 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.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property:

BUYER	DATE	BUYER	DATE
Printed Name:		Printed Name:	

18220 State Nighway 19

PROPERTY ADDRESS: Canton, TX 75103

SELLER'S DISCLOSURE NOTICE - PAGE 8 OF 8

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