

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.

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 js pot 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 to be conveyed. The contract will determine which items will & will not convey. Item Y N U Cable TV Wiring V Carbon Monoxide Det. V Carbon Monoxide Det. V Dishwasher V Dishwasher V Dishwasher V Emergency Escape Ladder(s) Exhaust Fans V Fire Detection Equip. Patio/Decking Fences Patio/Decking V Fire Detection Equip. Patio/Decking Patio/Decking Patio/Decking Patio/Decking Pool Heater V Gas Fixtures V Range/Stove V Range/Stove V Washer/Dryer Hookup V Window Screens Public Sewer System V Wild/Window AC Units V Wall/Window AC Units V			-					-		_		
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	CONCERNING THE BROBERTY AT		Galla:	34	Cre	sted	Point					
DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BLYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT. Seller Is Signet 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 to be conveyed. The contract will determine which items will & will not convey. Item Y N U Cable TV Wiring V I U Carbon Monoxide Det.												
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Item						NI)	· Union arrow (LIV.)					
Carbon Monoxide Det. Carbon Monoxide Det. Celling Fans Cooktop Dishwasher Disposal Emergency Escape Ladder(s) Exhaust Fans Fences Fire Detection Equip. French Drain French Drain Natural Gas Lines Tem V N U Central A/C Evaporative Coolers Wall/Window AC Units Attic Fan(s) Vi fyes, describe: Central Heat Vi gas electric gas number of units: Vi gys, describe: Central Heat Vi gas electric gas number of units: Vi gys, describe: Central Heat Vi gas electric gas number of units: Vi gys, describe: Central Heat Vi gas electric gas number of units: Vi gys, describe: Central Heat Vi gas electric gas number of units: Vi gys, describe: Central Heat Vi gas electric gas number of units: Vi gys, describe: Central Heat Vi gys, describe: Carport Vi gattached not attached Garage Vi gattached not attached Garage Vi gas other: Underground Lawn Sprinkler Vi gys, stach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, tasch Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System Vi gys, attach Information About On-Site Sewer Facility (TAR-1407) Face (Society System State St	This notice does not establish the	items to be	conveyed. The contra	ct wi	, NO (Il dete	mine	which items will & will not conve	/.				
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Hot Tub Intercom System Microwave	Carbon Monoxide Det.	-LP Con	nmunity (Captive)	П		1 [Rain Gutters	П	J	П		
Dishwasher Dishwasher Disposal Intercom System Microwave Outdoor Grill Patio/Decking Patio/Decking Patio/Decking Pool Pool Pool Equipment Pool Equipment Pool Equipment Pool Heater V N U Additional Information Central A/C Evaporative Coolers Wall/Window AC Units Wall/Window AC Units Wall/Window AC Units Attic Fan(s) Central Heat Other Heat V if yes, describe: Oven V mumber of ovens: Fireplace & Chimney Garage Garage Garage Garage Garage Garage Garage Garage Garage V electric V established V electric V electr	Ceiling Fans	-LP on F	Property	П		1 [Range/Stove	1	\Box	П		
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Exhaust Fans	Emergency Escape	Outdoor	· Grill	П	1	1 1	Smoke Detector - Hearing	П	1	П		
Fences	Ladder(s)				V		Impaired		۷			
Fences	Exhaust Fans	Patio/De	ecking	1		1 1	Spa	П	1	П		
Pool Equipment Pool Maint. Accessories	Fences	Plumbin	g System	1		1 1	Trash Compactor	П	1	П		
Restrict Pool Maint. Accessories Window Screens Pool Heater V Public Sewer System Page 1 of 5 Public Sewer Syste	Fire Detection Equip.	Pool	1-11-1		1	1 1	TV Antenna	П	J	П		
Natural Gas Lines	French Drain	Pool Eq	uipment	П	J	1 [Washer/Dryer Hookup	1		П		
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Evaporative Coolers Wall/Window AC Units Attic Fan(s) Central Heat Other Heat Oven Inumber of vens: electric gas number of units: Oven Inumber of vens: electric gas other: Fireplace & Chimney Inumber of ovens: electric gas other: Fireplace & Chimney Inumber of ovens: electric gas other: Carport Garage Inumber of units: number of remotes: Satellite Dish & Controls Security System Water Heater Water Softener Underground Lawn Sprinkler Septic / On-Site Sewer Facility Initialed by: Seller: page 1 of 5 Sterling-Mayfield Properties, LLC 3600 State Hwy 6 S., Suite 103 College Station, TX 77845 Brandy and Nat Brandy Brandy and Nat Brandy Brandy And Brandy Br	Central A/C		electric gas									
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Central Heat Other Heat Other Heat Other Heat Oven Inumber of ovens:	Wall/Window AC Units		number of units:									
Other Heat Other Heat	Attic Fan(s)		if yes, describe:									
Oven	Central Heat	7	electric gas number of units:									
Fireplace & Chimney	Other Heat		if yes, describe:									
Carport Garage Garage Garage Door Openers Satellite Dish & Controls Security System Water Heater Water Softener Underground Lawn Sprinkler Septic / On-Site Sewer Facility Take-1406) 9-01-11 Initialed by: Seller: Jattached Inot attached Inot attached Inot	Oven	V	number of ovens:	1	_ 0	elect	ric gas □other:					
Garage Garage Door Openers Inumber of units:	Fireplace & Chimney		□wood □gas lo	gs	□ mo	ck	other:					
Garage Door Openers	Carport	V	□ attached □ not attached									
Satellite Dish & Controls Security System Water Heater Water Softener Underground Lawn Sprinkler Septic / On-Site Sewer Facility (TAR-1406) 9-01-11 Initialed by: Seller: Sterling-Mayfield Properties, LLC 3600 State Hwy 6 S., Suite 103 College Station, TX 77845 Owned	Garage		✓ attached not attached									
Security System Owned leased from	Garage Door Openers	5	number of units: number of remotes:3									
Water Heater	Satellite Dish & Controls		owned leased from									
Water Softener Underground Lawn Sprinkler Underground Lawn Sprinkler Septic / On-Site Sewer Facility Initialed by: Seller: Owned	Security System		owned leased from									
Underground Lawn Sprinkler automatic manual areas covered: the sever facility automatic manual areas covered: the sever facility (TAR-1407) (TAR-1406) 9-01-11 Initialed by: Seller: , and Buyer: , Page 1 of 5 Sterling-Mayfield Properties, LLC 3600 State Hwy 6 S., Suite 103 College Station, TX 77845 Phone: (325)276-0757 Fax: (866)269-8944 Brandy and Nat	Water Heater	5	electric gas other: number of units:									
Septic / On-Site Sewer Facility	Water Softener		owned lease	ed fr	om							
(TAR-1406) 9-01-11 Initialed by: Seller: , , , and Buyer: , and Buyer: , Brandy and Nat Phone: (325)276-0757 Fax: (866)269-8944 Brandy and Nat	Underground Lawn Sprinkler	\checkmark	□ automatic automatic automatic	nanı	ıal a	reas	covered: Side yard / Macle					
Sterling-Mayfield Properties, LLC 3600 State Hwy 6 S., Suite 103 College Station, TX 77845 Phone: (325)276-0757 Fax: (866)269-8944 Brandy and Nat	Septic / On-Site Sewer Facility		if yes, attach Inform	mati	on Ab	out O	n-Site Sewer Facility (TAR-14	107))			
Sterling-Mayfield Properties, LLC 3600 State Hwy 6 S., Suite 103 College Station, TX 77845 Phone: (325)276-0757 Fax: (886)269-8944 Brandy and Nat	(TAR-1406) 9-01-11 Initial	ed by: Sell	er: , h/	2	and B	uyer:	, P	age	10	of 5		
	Sterling-Mayfield Properties, LLC 3600 State Hwy 6 S., Suite 103 Coll	lege Station, TX 778	45		Phone: (325)276-0	757 Fax: (866)269-8944	_				

Concerning the Property at	934 Crested Point concerning the Property at College Station, TX 77845											
Water supply provided by:	10702 F	veii MOD	Ų	CO	-op	∐uı	nkno	wn	other:			_
Was the Property built before									h			
(If yes, complete, sign, ar	id attach	1AR-1906 CO	nce	rnır	ıg ı	ead-ba	sed	paint	nazards).			
Roof Type: Composi Kou	ng on the	Dropost /oh	_ A9	ge:	_	4 Y	دع	a a fac		(ar	proxim	iate)
yes no unknown	ng on the	e Property (sn	iingi	es	or r	OOLCO	verir	ng pia	ced over exis	ting shingles or roof	coveri	ng)?
Tyes Filo Tulkilowii												
Are you (Seller) aware of any	of the ite	ms listed in th	nis S	ec	tion	1 that	are	not in	working con	dition, that have def	ects. or	are
need of repair? ☐ yes ☐ n	o If yes,	describe (att	ach	ad	ditio	onal sh	eets	if ned	cessarv):	,		
				_								
		100000										
Section 2. Are you (Seller)	aware o	f any defects	or	ma	lfir	nction	s in	any o	of the followi	ng?: (Mark Vos (V	if you	aro
aware and No (N) if you are i	not awar	e.)	. 01	1110		11001011	3 111	arry (or the lottown	ing: (mark res (1)	n you	are
Item	VINI	Item		_	_		TV I	N	IA a see	- 30	- 12	Tan
Basement	1	Floors					Y	N	Item		Y	N
		-	- / 6	lok	·/~\		\vdash	\mathbf{H}	Sidewalks			#
Ceilings Doors		Foundation		lac)(S)		╁	#	Walls / Fe	ences	_	#1
		Interior Wa	_				↤	+	Windows		_	\mathbb{H}^{\prime}
Driveways	+	Lighting Fi					Н	11/	Other Str	uctural Components	\rightarrow	V
Electrical Systems	-11/	Plumbing	Syst	em	S		Ш	11				Ш
Exterior Walls		Roof					Ш	~	L			
If the answer to any of the item	ns in Sec	tion 2 is yes,	expi	aın	(at	itach a	dditi	onal s	heets if nece	ssary):	40	
				_								
,									1110.4			—
Section 3. Are you (Seller)	aware o	f any of the	folic	wi	ng	condi	tion	s: (Ma	ark Yes (Y) if	you are aware an	d No (l	V) if
you are not aware.)												
Condition			Υ	N]	Con	ditic	n			Y	N
Aluminum Wiring				1		Prev	ious	Foun	dation Repair	S		1
Asbestos Components						Prev	ious	Roof	Repairs			Ш
Diseased Trees: oak wilt	0					Other Structural Repairs						Π
Endangered Species/Habitat	on Prope	erty		T	1	Rade	on G	as				171
Fault Lines					1	Settl	ing					\mathbf{H}
Hazardous or Toxic Waste		11111	П	П]	Soil	Mov	emen	t			Π
Improper Drainage			П	П	1	Subs	surfa	ice St	ructure or Pits	3		
Intermittent or Weather Sprin	gs			П	1	=			Storage Tank			Ш
Landfill		11.00		П	1	Unpl	atte	d Eas	ements			
Lead-Based Paint or Lead-Ba	ased Pt. I	Hazards		П	1	Unre	cord	ded Ea	asements			
Encroachments onto the Proj	perty			П	1	Urea	-fori	nalde	hyde Insulation	on		H
Improvements encroaching o	n others'	property	T	Ħ	1			enetra				++
Located in 100-year Floodpla			T	7	1	-			roperty	· · · · · · · · · · · · · · · · · · ·		H
Located in Floodway		-		Ħ		Woo	-		,		-	++
Present Flood Ins. Coverage			\vdash	⇈	1	-			on of termites	or other wood		++
(If yes, attach TAR-1414)				ı		0.00			ects (WDI)	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Previous Flooding into the St	ructures			_					ment for termi	tes or WDI	$\overline{}$	++
Previous Flooding onto the P			\vdash	-	,					nage repaired	-	+
Previous Fires	. sporty				/		MILE	CHILI		nage repaired		++
Previous Use of Premises for									I damage nor	ding repair		
	Manufac	cture	\vdash	7			nite d	or WD	I damage nee		2*	11/
	Manufac	cture		V			nite d	or WD		eding repair i in Pool/Hot Tub/Sp	a*	1
of Methamphetamine (TAR-1406) 9-01-11		cture		V			nite d le Bl	or WD ockab		in Pool/Hot Tub/Sp	a*	

934 Crested Point College Station, TX 77845 Concerning the Property at _ 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. 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? I yes on o 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 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: west Field Willage Manager's name: Fees or assessments are: \$ 130.00 and are: mandatory 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 П 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

and Buyer:

Initialed by: Seller:

(TAR-1406) 9-01-11

Page 3 of 5

Concerning the Pro	perty at		4 Crested Point Station, TX 77845	
			00000011, 111 77020	
Section 6. Seller	mas mas no	t attached a survey of the	Property (VeS)	
Section 7. Within regularly provide i	the last 4 years,	have you (Seller) receive	ed any written inspection re	ports from persons who mitted by law to perform
Inspection Date	Туре	Name of Inspector	9	No. of Pages
Note: A buye Pro	er should not rely operty. A buyer st	on the above-cited report nould obtain inspections fi	s as a reflection of the curre rom inspectors chosen by th	nt condition of the e buyer.
Section 8 Check			rently claim for the Property	:
☐ Homestead ☐ Wildlife Mana		☐ Senior Citizen ☐ Agricultural		
requirements of CI	napter 766 of the H	lealth and Safety Code?*	rs installed in accordance v	If no or unknown, explain.
(Attach additional si	icets il fiecessary).			
smoke detec which the dw know the bu	ctors installed in ac velling is located, in	cordance with the requirem cluding performance, location ments in effect in your area,	e-family or two-family dwelling ents of the building code in er on, and power source requirem you may check unknown abo	ffect in the area in nents. If you do not
of the buyer evidence of t the buyer m specifies the	'sfamily who will re the hearing impairm akes a written req locations for instal	side in the dwelling is heari nent from a licensed physicia uest for the seller to instal	the hearing impaired if: (1) the bing-impaired; (2) the buyer give an; and (3) within 10 days after I smoke detectors for the hea ee who will bear the cost of in	s the seller written the effective date, aring-impaired and
			ne best of Seller's belief and that information or to omit any mate	
		2/10/2013	Buch Bur	
Signature of Seller Printed Name: Nat	han Brown	Date Sign	ature of Seller ted Name: Brandy Brown	Date
(TAR-1406) 9-01-11		ed by: Seller:	and Buver:	Page 4 of 5

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Brandy and Nat

	934 Crested	Poir	nt
Concerning the Property at	College Station,	TX	7784

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	propert	y:
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Electric: CS	phone #:
Sewer: CS	phone #:
Water:	phone #:
Cable: Suden foll	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane: NA	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 D	ate	Signature of Buyer	Date
Printed Name:		Printed Name:	

(TAR-1406) 9-01-11

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