



SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

11495 FM 859

Wills Point

(STREET ADDRESS AND CITY)

Van Zandt

(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.

GENERAL INFORMATION

1. The Property is currently:

- ☐ Owner occupied ☐ Estate
☐ Leased ☐ Foreclosure
☒ Vacant since OCT 12 2012

- If owner occupied, for _____ years.
- If not owner occupied, for _____ years.
- If leased: Origination Date _____
Expiration Date _____

2. Seller is the current owner of the Property and can sell the Property without being joined by any other person:

☒ Yes ☐ No

- If "No", explain: _____

3. Is Seller a United States citizen?

☒ Yes ☐ No

- If "No", is the seller a "foreign person" as defined in the Internal Revenue Code?

☐ Yes ☐ No

4. Check any of the following tax exemptions which Seller claims for the Property:

- ☒ Homestead ☐ Senior Citizen
☐ Disabled ☐ Disabled Veteran
☐ Agricultural ☐ Other _____

5. Is there currently in force for the Property a written Builder's Warranty?

☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the warranty by stating:
Name of Company issuing warranty: _____

Warranty Number: _____

6. Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the warranties: _____

7. Are there any pending or threatened condemnation proceedings which affect the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", 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?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

9. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

10. 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, inspector, mortgage lender, repair service, or other except:

11495 FM 859

PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011)

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

Bob Reese

Seller Initials: MR

Seller Initials: BT

Buyer Initials: _____

Buyer Initials: _____

Phone: 9032452056

Fax: 9036420065

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EQUIPMENT & SYSTEM	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator (Built-In) <i>NOT BUILT-IN</i>	☐	☒	☐		☐	
Satellite Dish and Receiver	☒	☐	☐		☐	
Humidifier	☒	☐	☐		☐	
Security System(s) (In Use _____ / Abandoned _____)	☒	☐	☐		☐	
Septic or other On-Site Sewer System	☐	☒	☐		☐	
Shower Enclosure & Pan	☒	☐	☐		☐	
Smoke Detector-Hearing Impaired	☒	☐	☐		☐	
Spa	☒	☐	☐		☐	
Stove (Free Standing) For Heating (Free)	☒	☐	☐		☐	
Swimming Pool & Equipment	☒	☐	☐		☐	
Swimming Pool Built-In Cleaning Equip	☒	☐	☐		☐	
Swimming Pool Heater	☒	☐	☐		☐	
Trash Compactor	☒	☐	☐		☐	
TV Antenna	☐	☒	☐		☐	
Water Heater (Gas _____ / Electric ☒)	☐	☐	☒		☐	
Water Softener	☒	☐	☐		☐	
Wells	☒	☐	☐		☐	

INFORMATION ABOUT STRUCTURE/OTHER

STRUCTURE / OTHER	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	☒	☐	☐		☐	
Carport (Attached _____ / Not Attached ☒)	☐	☒	☐		☐	
Ceilings	☐	☒	☐		☐	
Doors	☐	☒	☐		☐	
Drains (French _____ / Other _____)	☒	☐	☐		☐	
Driveway	☐	☒	☐		☐	
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (mock)	☒	☐	☐		☐	
Fireplace(s)/Chimney (wood burning)	☒	☐	☐		☐	
Fireplace(s)/with gas logs	☒	☐	☐		☐	
Floor	☐	☒	☐		☐	
Foundation	☒	☐	☐		☐	
Garage	☒	☐	☐		☐	
Lighting (Outdoor)	☐	☒	☐		☐	
Patio/Decking	☐	☒	☐		☐	
Retaining Wall	☒	☐	☐		☐	
Rain Gutters and Down Spouts	☐	☒	☐		☐	
Roof	☐	☒	☒	12/2006	☐	
Sidewalks	☒	☐	☐		☐	
Skylight(s)	☒	☐	☐		☐	
Sump or Grinder Pump	☒	☐	☐		☐	
Walls (Exterior/Interior)	☐	☒	☒	EXT 10/1996	☐	
Washer/Dryer Hookups (Gas _____ / Electric ☒)	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☐	☐	☒	3/2013	☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	

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PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: *MD*

Seller Initials: *BS*

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Buyer Initials: _____

Buyer Initials: _____

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12. If stucco, what is the type of stucco? N/A
13. The shingles or roof covering is constructed of:
☐ Wood ☐ Composition ☐ Tile ☒ Other Metal
 Is there an overlay covering?
☒ Yes ☐ No ☐ Unknown
14. The age of the shingles or roof covering:
6 1/2 Years ☐ Unknown
15. The electrical wiring of the Property is:
☒ Copper ☐ Aluminum ☐ Unknown
☐ Other (specify) _____

16. Is there an alarm system? ☐ Yes ☒ No
 - If "Yes", system is:
☐ Owned by Seller ☐ Leased by Seller
 - If leased, is lease transferable? ☐ Yes ☐ No
 Monitor Charge: ☐ Mth ☐ Qtr ☐ Yr. \$ _____
 Lease Charge: ☐ Mth ☐ Qtr ☐ Yr. \$ _____
17. Please identify other systems, if any, of the Property which are leased and not owned by Seller: N/A
18. Year the Property was constructed: 1988
☒ Per Owner ☐ Tax Rolls
 (If before 1978-complete, sign and attach TAR-1906 concerning lead-based paint hazards.)

MISCELLANEOUS INFORMATION ABOUT PROPERTY

19. Is the Seller aware of any of the following conditions? (Visible or Not)

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
ASBESTOS Components	☐	☒	☐	
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?	☐	☒	☐	
CARPET Stains/Damage	☒	☐	☐	<u>NORMAL WEAR</u>
Located on or near CORP OF ENGINEERS Property?	☐	☒	☐	
Any DEATH on the Property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	☐	☒	☐	
Unplatted EASEMENTS	☐	☒	☐	
FAULT Lines	☐	☒	☐	
Previous FIRES	☐	☒	☐	
Any FORECLOSURES pending or threatened with respect to the Property	☐	☒	☐	
Urea formaldehyde INSULATION	☐	☒	☐	
LANDFILL	☐	☒	☐	
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property	☐	☒	☐	
Lead-based PAINT	☐	☒	☐	
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	☐	☒	☐	
Above-ground impediment to swimming POOL	☐	☒	☐	
Underground impediment to swimming POOL	☐	☒	☐	
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual	☐	☒	☐	
RADON gas	☐	☒	☐	
House SETTLING	☐	☒	☐	
SOIL Movement	☐	☒	☐	
Subsurface STRUCTURES, Tanks, or Pits	☐	☒	☐	
Hazardous or TOXIC WASTE affecting the Property	☐	☒	☐	
Holes in WALLS	☒	☐	☐	<u>Minor - Nail, screws, etc</u>

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PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: MM

Seller Initials: BZ

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Buyer Initials: _____

Buyer Initials: _____

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	YES	NO	UNKNOWN	IF "YES", EXPLAIN
WOOD ROT Damage Needing Repair	☐	☒	☐	
Property covered by flood insurance? (If "Yes", attach "Information About Special Flood Hazard Areas," TAR No. 1414.)	☐	☒	☐	
Located in 100 year FLOOD PLAIN	☐	☒	☐	
Located in a Floodway?	☐	☒	☐	
Located in a city flood plain?	☐	☒	☐	
Tax or judgment liens?	☐	☒	☐	
In an ETJ district? (Extra Territorial Jurisdiction)	☐	☒	☐	
Diseased TREES?	☐	☒	☐	
Liquid Propane Gas	☒	☐	☐	
-- LP Community (Captive)	☐	☒	☐	250 GAL TANK
-- LP on Property	☒	☐	☐	250 GAL TANK
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒	☐	
*A Single Blockable Main Drain may cause a suction entrapment hazard for an individual.				

20. If the Property is part of a regime creating a homeowner's association, state the following information:

- Association Name: N/A

- Association Management Company: _____

- Association Email: _____

- Association Phone Number: _____

- Amount of dues or assessments: \$ _____

- Assessment amount is:

Monthly \$ _____ Quarterly \$ _____ Annually \$ _____

- Payment of dues/assessments is:

☐ Mandatory ☐ Voluntary

- Amount of Unpaid Dues or Assessments, if any: \$ _____

- Optional Membership: \$ _____

21. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

22. The Property is currently serviced by the following utilities or systems (check as applicable):

☒ Water ☐ Sewer ☒ Septic

☒ Electricity ☐ Gas ☐ Cable TV

High Speed Internet Availability: ☐ Cable ☐ DSL ☒ Other

☐ Unknown BROADBAND

23. The water service to the Property is provided by (check as applicable): ☐ City ☐ Well ☐ MUD ☒ Coop

24. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted: ☐ Yes ☒ No

- If "Yes", explain: _____

25. Are there any outstanding mechanics and materialmen's liens or lis pendens against the Property?

☐ Yes ☒ No ☐ Unknown

26. Is there any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes?

☐ Yes ☒ No ☐ Unknown

INFORMATION ABOUT FOUNDATION

27. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert?

☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

28. Have repairs been made to the foundation of the Property since its original construction?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made: _____

INFORMATION ABOUT DRAINAGE

29. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No ☐ Unknown

- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

30. Have repairs been made to the drainage of the Property since its original construction?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made: _____

31. Does the Seller know of any currently defective condition to the drainage of the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

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PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: WJ

Seller Initials: BJ

Buyer Initials: _____

Buyer Initials: _____

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32. Have there been any previous incidents of flooding or other 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 extent of flooding or water penetration:

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

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:

34. Has the Property been treated for termites or other wood destroying insects?

☐ Yes ☒ No ☐ Unknown

- If "Yes", please state the date of treatment:

35. Have there been any repairs made to damage caused by termites or other wood destroying insects?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made:

Do active termites or other wood destroying insects currently infest the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain:

37. Is there any existing termite damage in need of repair?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain:

38. Is the Property currently covered by a termite policy?

☐ Yes ☒ No

- If "Yes", identify the policy by stating:

Name of Company issuing policy:

Policy Number:

Date of policy renewal:

Phone Number:

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

39. Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions?

The presence or removal of asbestos

☐ Yes ☒ No

The presence of radon gas

☐ Yes ☒ No

The presence or treatment of mold

☐ Yes ☒ No

The presence of lead based paint

☐ Yes ☒ No

Other:

☐ Yes ☐ No

- If "Yes", explain:

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:

(Identify any reports by stating the date of the report, the person or company who made the report, and its content.)

41. Is Seller aware of previous use of premises for manufacture of Methamphetamine?

☐ Yes ☒ No

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?

☐ Yes ☒ No

- If "Yes", explain:

ACKNOWLEDGMENT BY SELLER

43. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

MA BJ
Seller(s) Initials Seller(s) Initials

44. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

MA BJ
Seller(s) Initials Seller(s) Initials

45. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

MA BJ
Seller(s) Initials Seller(s) Initials

11495 FM 859

PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: MA

Seller Initials: BJ

Buyer Initials: _____

Buyer Initials: _____

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DISCLOSURES

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? ☒ 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 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.

Mark Thompson
SELLER (SIGN AS NAME APPEARS ON TITLE)
Mark Thompson

7-14-13
DATE

Rebecca Thompson
SELLER (SIGN AS NAME APPEARS ON TITLE)
7-14-13
DATE

11495 FM 859

PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011)

Seller Initials: MT

Seller Initials: BT

Buyer Initials: _____

Buyer Initials: _____

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NOTICES TO BUYER

1. 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 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. 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.
3. 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.
4. 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.
5. 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 _____
Printed Name: _____

BUYER _____ DATE _____
Printed Name: _____

11495 FM 859
PROPERTY ADDRESS: Wills Point, TX 75169

MetroTex Association of REALTORS® 7167 (Oct 2011) Seller Initials: MT Seller Initials: BS Buyer Initials: _____ Buyer Initials: _____

Utilities and Additional Property Information Provided by Seller

For property at 11495 FM 859 Wills Point, TX 75169

What providers are used currently for following services?

Electric TRINITY VALLEY Elec. Coop phone # 800-766-9576

Sewer — phone # —

Water Crooked Creek WSC phone # 903-962-4592

Cable — phone # —

Trash — phone # —

Natural Gas — phone # —

Phone Company ATT phone # 800-286-8313

Propane POTTS Gas Co. phone # 903-567-6338

Internet — phone # —

What are the average utilities per month for this property? ^(3 yr avg.)

Electric: summertime - \$180 (June-Nov) winter - \$160 (DEC-MAY)

Gas: summertime - — winter - —

Water: summertime - \$115 (June-Nov) winter - \$60 (DEC-MAY)

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? YES

Is there a current survey on the property? — If yes, do you have a copy? —

What builder built the home? Palm Harbor

How many owners has the home had? 1

If the property includes acreage, how much is wooded and how much is open:

Wooded 0 Open 1

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where No

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

List below all of the features you can think of regarding your property.

INTERIOR:

OPEN FLOOR PLAN WITH VAULTED CEILING
 STOVE / OVEN INCLUDED
 FREE-STANDING REFRIGERATOR INCLUDED
 CUSTOM FAUX-WOOD BLINDS THROUGHOUT
 CEILING FANS - LIVING AND MASTER
 WASHER / DRYER CONNECTIONS

EXTERIOR:

FRONT PORCH
 BACK SCREENED PORCH
 SPRINKLER SYSTEM - FRONT YARD AND FLOWER BEDS
 3 BAY METAL CARPORT - BUILT TO ENCLOSE - 40' x 45'
 VINYL SIDING
 METAL ROOF
 GUTTERS
 NEW WINDOW SCREENS
 ASPHALT DRIVEWAY AND PARKING AREA

List any improvements YOU have made since you purchased the property. Give the approximate year, improvement made, and approximate cost.

VINYL SIDING	10/1996	\$6800
METAL ROOF	12/2006	\$4300
SCREENED PORCH	2000?	\$5500 ?
FRONT PORCH	1990?	\$3000 ?
METAL CARPORT (BUILT TO BE ENCLOSED)	1990?	\$2000?
SPRINKLER SYSTEM	5/2007	\$6000?
REPLUMB	4/1997	AD (CLASS ACTION)
ASPHALT DRIVE / PARKING	2007?	\$6500?

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.



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 11495 FM 859
Wills Point, TX 75169

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: LATERAL LINE ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: SOUTH SIDE OF HOUSE ☐ Unknown
- (4) Installer: BH Shaw ☐ Unknown
- (5) Approximate Age: 25 yrs ☐ 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? 2000
- (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.

.R-1407) 1-7-04 Initialed for Identification by Buyer _____ and Seller MA BJ Page 1 of 2

Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<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.

Mark Thompson 7/14/13
Signature of Seller Date
Mark Thompson

Becky Thompson 7-14-13
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date