



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

12730 Amy Lane
Terrell, TX 75161

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: SPRAY ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: WEST SIDE OF HOUSE BETWEEN HOUSE & FENCE ☐ Unknown
- (4) Installer: AT RODS ☐ Unknown
- (5) Approximate Age: 12 yrs PUMPS CHANGED SINCE INSTALL ☐ 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? 2010
- (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.

- 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.



Signature of Seller
Thomas Steven Cooper

4/16/12

Date



Signature of Seller
Tammy A. Cooper

4/16/12

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

RE/MAX LANDMARK
NEW LISTING COVERSHEET
(To be completed within 4 days of Listing Date)

AGENT: Frank Roberts

Property Address: 12730 Amy Lane
Terrell, TX 75161

Commission 6.000 % or flat fee \$ _____ List Type _____

Source of Business: _____ List Price \$ 238,500.00

Listing Date: 04/16/2012 Expiration Date: 04/16/2013 MLS # _____

SELLER I Name: First Thomas Steven Last Cooper

Phone # 1 (972) 524-2424 Phone #2 (469) 628-8092

E-mail tcooper@cityofterrell.org

Current Address: 12730 Amy Lane City Terrell

Zip 75161 Moving Out _____

SELLER II Name: First Tammy A. Last Cooper

REFERRAL FROM:

Agent: _____ Broker _____ Fee _____ %

Mail referral to: _____ City _____

State _____ Zip _____

Phone _____ Fax _____ E-Mail _____

FORMS REQUIRED: (Please X if provided or N/A if not applicable to this listing type.)

_____ MLS Printout	_____ Lead Based Paint
_____ Referral Form	_____ IABS
_____ Listing Agreement	Other _____
_____ Seller's Disclosure	Other _____
_____ On-Site Sewer	

POSTCARD MARKETING:(Optional) By completing this section I am authorizing RMLM to charge my monthly account for the cost of the postcards send. Postcards processing will be billed to you at \$12 plus the cost of the postcards. You will receive a proof prior to order placement.

Select One: Just Listed: Post Card Number (select 1-8) _____