

SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

Terrell

12730 Amy Lane

Kaufman (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.

(STREET ADDRESS AND CITY)

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** The Property is currently: Except for manufacturer warranties, if any, on appliances, 1. 6. does there exist any other warranties for the Property? Owner occupied Estate Yes X No Unknown Leased □ Foreclosure Vacant since _ - If "Yes", identify the warranties: ____ - If owner occupied, for 12 years. - If not owner occupied, for _____ years. - If leased: Origination Date _ 7. Are there any pending or threatened condemnation Expiration Date ____ proceedings which affect the Property? 🗌 Yes 🕅 No 📋 Unknown 2 Seller is the current owner of the Property and can sell the Property without being joined by any other person: - If "Yes", explain: 🗆 No Zi,Yes 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? Is Seller a United States citizen? 3 □ Yes 🕅 No 🗆 Unknown **⊉**∕Yes 🗌 No - If "Yes", explain: - If "No", is the seller a "foreign person" as defined in the Internal Revenue Code? Has the Seller asserted any claim under any insurance policy □ Yes □ No 9. or against any person for any physical condition of the Check any of the following tax exemptions which Seller Property:
 - claims for the Property: K 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: _

PROPERTY ADDRESS: Terrell, TX 75161

Warranty Number: 12730 Amy Lane

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Fax: 9725512525

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:

□ Yes / No □ Unknown

- If "Yes", explain:

10.

MetroTex Association of REALTORS® 7167 (Oct 2011) Seller Initials. Seller Initials RE/MAX Landmark 113 N. Frances Terrell, TX 75160 Phone: 9725242525 1002 Frank Roberts Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

10. B. List and attach any written inspection reports that Seller has received within the last five years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

	Date of Inspection	Type of Inspection	Name of Inspector/Company	<u># Pages</u>	Attached(Y/N)
-					
		·		<u> </u>	
Explana	atory comments by Seller,	if any:			
	,, <u>,</u> ,				

A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors of the buyer's own choice INFORMATION ABOUT EQUIPMENT AND SYSTEMS

11. For items listed below in Section 11, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or are not included in the sale. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEM	N/A	WORKING		DATE REPLACED	IN NEED OF	DATE / DESCRIPTION OF COMPLETED
	2	CONDITION	REPLACED	Month/Year	REPAIR	OR NEEDED REPAIRS
Attic Fan	凶					
Automatic Lawn Sprinkler System	∇					
(Front, Back, Left Side,	ШĂ					
Right Side, Fully)	$^{\prime}$					
Broadband-CAT5 Wiring						
Cable TV Wiring		K				
Ceiling Fan(s)		K				
Cooktop (Gas / Electric) /		ע				
Cooling (Central Gas / Electric X_) # Units		X				
Cooling (Window / Wall /	ļ					
Evaporative Coolers)	X					
Dishwasher		K				
Disposal		M				
Electrical System		X				
Emergency Escape Ladder(s)	Ø					
Exhaust Fan(s)		X				
Fire Detection Equipment						
(Electric / Battery Operated)	叉					
Garage Door Opener(s) & Controls (Automatic X / Manual) # Controls	$\mathbf{\lambda}$	<u>`</u>				
(Automatic 🙏 / Manual) / 🦯		X				
#Controls GATE <	, .					
Gas Fixtures	Z	X				
Gas Lines	Π,	X				
(Natural / Liquid Propane X) Heating (Central Gas / Electric X_)		<u> </u>	<u>ц</u>			
Heating (Central Gas / Electric X_)		X				
# Units		<u>م</u>				
Heating (Window / Wall)	X					
Hot Tub	X)					
Ice Maker	X					
Intercom System						
Lighting Fixtures		<u> </u>				
Media Wiring & Equipment	X					
Microwave		X				
Outdoor Cooking Equipment	N					
Oven (Gas / Electric X)		X				
Oven – Convection	Ø					
Plumbing System		<u> </u>				·
Public Sewer & Water System	Ø,					
Range (Gas / Electric)	X					

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EQUIPMENT & SYSTEM	N/A		HAS BEEN REPLACED	DATE <u>REPLACED</u> Month/Year	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Refrigerator (Built-In)	X					
Satellite Dish and Receiver	f					
Sauna						
Security System(s)	X					
(In Use / Abandoned)		X				
Septic or other On-Site Sewer System						
Shower Enclosure & Pan		X X				
Smoke Detector-Hearing Impaired	M					
Spa	A					
Stove (Free Standing) For Heating (Free)	卤					
Swimming Pool & Equipment	茵					
Swimming Pool Built-In Cleaning Equip						
Swimming Pool Heater	岗					
Trash Compactor						
T1 (A)						
Water Heater (Gas / Electric X)	뷴	X				
		<u>x</u>		۱ 		
Water Softener	N N				<u> </u>	
Wells	Ø					
INF(ORM			RUCTURE/C	THER	
STRUCTURE / OTHER	N/A	WORKING CONDITION	HAS BEEN	DATE REPLACED	IN NEED	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	Ø					
Carport (Attached/ Not Attached)	স্থি					
Ceilings						
Doors		X X				
Drains (French / Other)						·
Driveway						
Electrical Wiring		И И				
Fences						
Fireplace(s)/Chimney (mock)		X				· · · · · · · · · · · · · · · · · · ·
Fireplace(s)/Chimney (wood burning)	X					
Fireplace(s)/with gas logs		 				
Floor		 				
Foundation						
		· · ·				
Garage	<u>الم</u>					
Lighting (Outdoor)		N N N				
Patio/Decking		Ø				
Retaining Wall	۲ لک					
Rain Gutters and Down Spouts	Ø					
Roof		X				
Sidewalks		Þ				
Skylight(s)	Ŋ					
Sump or Grinder Pump		Ŕ				
Walls (Exterior/Interior)		<u> </u>				
Washer/Dryer Hookups		б				
(Gas / Electric X) Windows						
Windows Window Screens		N N N				
Other:						
Other:						
Other:						
Other:						
Other:						

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12. If stucco, what is the type of stucco?			16. Is there an alarm system? 🙀 Yes 🔲 No - If "Yés", system is:			
13. The shingles or roof covering is constructed of: □ Wood □ Composition □ Tile 又Other			X Owne - If leased, i Monitor Cha	d by Seller □ Leased by Seller is lease transferable? □ Yes □ No arge: □ Mth □ Qtr □ Yr. \$ ge: □ Mth □ Qtr □ Yr. \$		
🗋 Yes 🕅 No 📋 Unknown		17	17. Please identify other systems, if any, of the Property which are			
14. The age of the shingles or roof covering: YearsUnknown				not owned by Seller:		
 15. The electrical wiring of the Property is: X Copper □ Aluminum □ Unknown Other (specify) 			18. Year the Property was constructed: <u>2060</u> Per Owner □ Tax Rolls (If before 1978-complete, sign and attach TAR-1906 concerning lead-based paint hazards.)			
MISCELLANEOU	S INFO	RMAT	ION ABOU	TPROPERTY		
19. Is the Seller aware of any of the following conditions	? (Visib	e or No	ot)			
	YES	NO	UNKNOWN	IF "YES", EXPLAIN		
ASBESTOS Components		<u>×</u>				
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?		X				
CARPET Stains/Damage		X				
Located on or near CORP OF ENGINEERS Property?		Ĭ				
Any DEATH on the Property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?		X				
Unplatted EASEMENTS		N N N N				
FAULT Lines		X				
Previous FIRES		Ŕ				
Any FORECLOSURES pending or threatened with respect to the Property		Ø				
Urea formaldehyde INSULATION		মি				
LANDFILL		X				
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property		র্ম				
Lead-based PAINT		R				
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		X				
Above-ground impediment to swimming POOL		×,				
Underground impediment to swimming POOL		凶				
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual		×				
RADON gas		ø				
House SETTLING		<u>k</u>				
SOIL Movement		Ø.				
Subsurface STRUCTURES, Tanks, or Pits		۶.				
Hazardous or TOXIC WASTE affecting the Property		Ъ,				
Holes in WALLS		虹				

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Yes*, attach "Information About Special Proof Hazard Areas, "TAR No. 1414.) Image: Tax of Ledgmark Areas, "TAR No. 1414.) Located in a Fibrod Hazard Areas, "TAR No. 1414.) Image: Tax of Ledgmark Areas, "TAR No. 1414.) Image: Tax of Ledgmark Areas, "TAR No. 1414.) Located in a Fibrod Hazard Areas, "TAR No. 1414.) Image: Tax of Ledgmark Areas, "TAR No. 1414.) Image: Tax of Ledgmark Areas, "TAR No. 1414.) Located in a Fibrod Hazard For an Individual. Image: Tax of Ledgmark Areas, "TAR No. 1414.) Image: Tax of Ledgmark Areas, "TAR No. 1414.) Diseased TREES? Image: Tax of Ledgmark Area, "TAR No. 1414.) Image: Tax of Ledgmark Area, "TAR No. 1414.) Single Blockable Main Drain ProyOttle Tay Data Image: Tax of Ledgmark Area, "TAR No. 1414.) Image: Tax of Ledgmark Area, "TAR No. 1414.) Single Blockable Main Drain ProyOttle Tay Image: Tax of Ledgmark Area, "TAR No. 1414.) Image: Tax of Ledgmark Area, "TAR No. 1414.) Single Blockable Main Drain ProyOttle Tay Image: Tax of Ledgmark Area, "TAR No. 1414.) Image: Tax of Ledgmark Area, "Tax of Led	W	OOD ROT Damage Needing Repair		<u>کل</u>			
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Located in a FLockway? Located in a Vit Rood plain? Tax or judgment lines? I an ELI district? (Extra Toritorial Jurisdiction) Diseased TREES? Liquid Propane Gas Liquid Propane Gas <td< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td></td<>					-		
Incerted in a city flood plain? Image: Conservation of the second se				<u> </u>			
Tax or judgment lines? Ima ET Lident2 (Extra Territorial Jurisdiction) Ima ET Lident2 (Extra Territorial Jurisdiction) Ima ET Lident2 (Extra Territorial Jurisdiction) Diseased TREES? Ima ET Lident2 (Extra Territorial Jurisdiction) Ima ET Lident2 (Extra Territorial Jurisdiction) Ima ET Lident2 (Extra Territorial Jurisdiction) Single Blockable Main Drain in Pool/Hot Tub/Spa* Ima ET Lident2 (Extra Territorial Jurisdiction) Ima ET Lident2 (Extra Territorial Jurisdiction) 20. If the Property is part of a regime creating a homeoword? Ima ET Lident2 (Extra Territorial Jurisdication) - Association Name: - Association Name: - Association Name: - Association Management Company - Association Management Company - Annually S - Payment O Lupadia Dues or Assessments; - Annually S - Payment O Lupadia Dues or Assessments; - Annually S - West No					_		
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Diseased TREES? Image: State for State f							
Liquid Propane Gas							
LP community (Gaptive) LP on Property Single Blockable Main Drain in Pool/Hot Tub/Spa* A Single Blockable Main Drain in Pool/Hot Tub/Spa* A Single Blockable Main Drain may cause a union entrangement hazard for an Individual. 20. If the Property is part of a regime creating a homeower's association Name: -Association Name: -Association Management Company -Association Phote Number: -Assoc							
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 association, state the following information: - Association Name: - Association Management Company - Association Management Company - Association Finali: - Association Finali: - Association Finali: - Association Phone Number: - Payment of dugatasessments is: - Beating: - Property is currently serviced by the following utilities or conservation gistric that may have special restrictions? - If "Yes", explain: - The Property is currently serviced by the following utilities or systems (Check as applicable): - City Well MUO Coop - If "Yes", explain: - If "Yes", explain what repaits you know or believe to have been made: - West Multi report yo have made for damage to the property is provided by the following the report; - If "Yes", explain what repaits you know or believe to have been made: - West Multi report yo multi repo	*A	Single Blockable Main Drain may cause a					
 Association Management Company Association Finder Number: Association Finder Number: Association Phone Number: 	20.	association, state the following information:	omeo	wper's			· ····
 Association Email:					2/	conditio	on of the foundation from any engineer, contractor,
 - Association Email:							
 - Association Phone Number: -		- Association Email:					
 Amount of diges of seessments: \$		- Association Phone Number:				the per	son or company who made the report, and its content:
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Monthly \$ Orderterly \$Annually \$							
 Payment of Juga/assessments is: Mandatory Voluntary - Amount of Unpaid Dues or Assessments, if any \$\sigma\$ Amount of Unpaid Dues or Assessments, if "Yes", explain: Amount of Unpaid Dues or Assessments, if "Yes", explain: Ame repairs been made to the foundation of the Property since its original construction? Ame repairs been made to the drainage of the Property since its original construction? Ame repairs been made to the drainage of the Property since its original construction? Ame repairs been made to the drainage of the Property since its original construction? Ame repairs been made to the drainage of the Property since its original construction? Ame repairs been made to the drainage of the Property since its original construction? Ame repairs been made to the drainage of the Property since its original construction? Ame repairs been made to the drainage of the Property and the not used the pr			\$				
☐ Mandatory ☐ Voluntary - Amount of Unpaid Dues or Assessments, if any \$. Amount of Unpaid Dues or Assessments, if any \$. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions? _ Yes No _ Yes No _ If "Yes", explain:		- Payment of dues assessments is:	·		28	3. Have n	epairs been made to the foundation of the Property
 Amount of Unpaid Dues or Assessments, if any \$						since it	s original construction?
 if any \$							
21. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions? 21. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions? 22. The Property is currently serviced by the following utilities or systems (check as applicable); 23. The Vater applicable? 23. The water service to the Property is provided by (check as applicable): 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: 25. Are there any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes? 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? 27. We water Annow 12730 Amy Lane PROPERTY ADDRESS: "Correct 1, "TX" 75161						- If "Ye	s", explain what repairs you know or believe to have
 21. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions? Yes No Yes No Unknown 22. The Property is currently serviced by the following utilities or systems (check as applicable); Yes Choc Yes Septic Yes Choc 23. The vater service to the Property is provided by (check as applicable): City Walt High Speed Internet Availability: Cable Choc Yes Choc Yes Choc 23. The water service to the Property is provided by (check as applicable): City Well MUD Yes Choc 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 Choc Yes Choc 25. Are there any fourties against the Property? Yes Choc Yes Choc Yes Choc 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 Choc Yes Choc Yes Choc Unknown If "Yes", explain: 27. Are there any fourty charter harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes? Yes Choc Yes Choc		- Optional Membership: \$				been m	hade: Alour Alon
conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? Image: Conservation district that may have special restrictions? 22. The Property is currently defected any insurance payments purposed the property? Image: Conservation district the repairs goulin what repairs you know or believe to have been made: 23. The water service to the Property? Image: Conservation distriction? 24. Has the Seller ever collected any insurance payments portice the property? Image: Conservation? 25. Are there any foutstanding mechanics and materialmen's liers or lis pendeng agains	21.	the second s	histo	oric or		·	TO ONE INFERED
- If "Yes", explain:							
29. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? □ Yes □ No □ Unknown 20. The Property is currently serviced by the following utilities or systems (check as applicable); 29. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? □ Yes □ No □ Unknown 21. The water service to the Property is provided by (check as applicable): □ Cable □ DSL NOther 23. The water service to the Property is provided by (check as applicable): □ City □ Weil □ MUD PC 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: 30. Have repairs been made to the drainage of the Property since its original construction? 25. Are there any foutstanding mechanics and materialmen's liens or lis pendent 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 12730 Amy Lane PROPERTY ADDRESS: Terrel1, TX 75161		🛛 Yes 🕅 No 🔲 Unknown				· · · ·	
 22. The Property is currently serviced by the following utilities or systems (check as applicable); 23. The water service to the Property is provided by (check as applicable): 23. The water service to the Property is provided by (check as applicable): 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: 25. Are there any foutstanding mechanics and materialmen's liens or lis pendens against the Property? 26. Is there any foutstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 26. Is there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Are there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 26. Is there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 26. Is there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 26. Is there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 26. Is there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 27. Is there any fourtstanding mechanics and materialmen's liens or lis pendens against the Property? 27. Yes □ No □ Unknown 27. So The water supply that is able to be used for indoor potable purposes? 27. Yes □ No □ Unknown 27. So The water supply that is able to be used for indoor potable purposes? 27. Yes □ No □ Unknown 27. So The water supply that is able to be used for indoor potable purposes? <li< td=""><td></td><td>- If "Yes", explain:</td><td></td><td></td><td>4</td><td></td><td>INFORMATION ABOUT DRAINAGE</td></li<>		- If "Yes", explain:			4		INFORMATION ABOUT DRAINAGE
systems (check as applicable); inspector, or expert? Yes No Unknown Yes Cable TV inspector, or expert? Yes No Unknown Yes Cable TV inspector, or expert? Yes No Unknown Yes Cable TV Inspector, or expert? Yes No Unknown Yes No Unknown If "Yes", identify the report by stating the date of the report, and its content: Yes Inspector, or expert? Yes No Unknown Yes Inspector, or expert? Yes No Inspector, and its content: Yes Inspector, or expert? Yes No Inspector, and its content: Yes Inspector, explain: Yes No Unknown Yes Inspector, explain: Yes Inspector, explain: Inspector, explain: Yes Inspector, explain:					29		
 Water Sewer Septic Water Sewer Septic Electricity Gas Cable TV High Speed Internet Availability: Cable DSL Other Unknown High Speed Internet Availability: Cable DSL Other Unknown High Speed Little Coss 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:	22.	The Property is currently serviced by the following	g utili	ties or			
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High Speed Internet Availability: Cable DSL Other Unknown High Speed LuitRELESS 23. The water service to the Property is provided by (check as applicable): City Well MUD 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 Unknown 25. Are there any foutstanding mechanics and materialmen's liens or lis pendena against the Property? No Seller know of any currently defective condition to the drainage of the Property? 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 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 12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161 SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8							
□ Unknown			. 1.			the pers	son or company who made the report, and its content:
 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 25. Are there any outstanding mechanics and materialmen's liens or lis pendens against the Property? Yes No 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 27. Are 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 27. By No 28. 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 29. No 20. Have repairs been made to the drainage of the Property since its original construction? Well NO 29. Are there any fainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes? Yes No 20. Have repairs been made to the drainage of the Property since its original construction? Setter S DISCLOSURE NOTICE - PAGE 5 OF 8 							
 applicable): □ City □ Well □ MUD to 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 10 No - If "Yes", explain:	_						
 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:YesNoIf "Yes", explain what repairs you know or believe to have been made:	23.			ck as	30		
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: - If "Yes", explain what repairs you know or believe to have been made: 25. Are there any joutstanding mechanics and materialmen's liens or lis pendens against the Property? Does the Seller know of any currently defective condition to the drainage of the Property? 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? I Yes 12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161	_ .					-	
Property and then not used the proceeds to make the repairs for which the claim was submitted: - If "Yes", explain:	24.						
for which the claim was submitted: □ Yes No - If "Yes", explain:							
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☐ 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 12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161 ☐ Yes Disclosure NOTICE - PAGE 5 OF 8							
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 12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161							
property's public water supply that is able to be used for indoor potable purposes? Yes No Unknown 12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161 SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8	26.		cted 1	o the		- If "Yes	s", explain:
indoor potable purposes? Yes No Unknown 12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161 SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8		property's public water supply that is able to b	e use	ed for			
12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161 SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8							
PROPERTY ADDRESS: Terrell, TX 75161 SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8		🗇 Yes 🕅 No 🛛 Unknown		l			
PROPERTY ADDRESS: Terrell, TX 75161 SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 8		10730 3					
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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?	1	FORMATION ABOUT ENVIRONMENTAL CONDITIONS Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions? The presence or removal of asbestos The presence or removal of asbestos The presence of radon gas
33 <i>.</i>	INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS Has the Seller ever obtained a written report about active termites or other wood destroying insects? □ Yes `\D_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.	The presence or treatment of mold Yes The presence of lead based paint Yes Other: Yes If "Yes", explain: Yes If the answer to any part of Question #39 is "Yes," has the Seller ever obtained a written report for addressing such environmental hazards? If "Yes", explain:
34.	Has the Property been treated for termites or other wood destroying insects? S/AB PRETREATMENTS □ No □ Unknown - If/Yes", please state the date of treatment: _2000		(Identify any reports by stating the date of the report, the person or company who made the report, and its content.) Is Seller aware of previous use of premises for manufacture of Methamphetamine?
35.	Have there been any repairs made to damage caused by termites or other wood destroying insects?	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:
-	Do active termites or other wood destroying insects currently infest the Property? □ Yes I/No □ Unknown - If "Yes", explain:	43.	ACKNOWLEDGMENT BY SELLER I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.
57.	Is there any existing termite damage in need of repair?	44.	Seller(s) Initials Seller(s) Initials
38.	Is the Property currently covered by a termite policy? Yes XI No If "Yes", identify the policy by stating: Name of Company issuing policy: Policy Number: Policy Number: Phone Number:		be disseminated by Listing Broker to prospective buyers and other brokers, $\underline{TS}_{Seller(s)}$ Initials $\underline{TAC}_{Seller(s)}$ Initials 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. Seller(s) Initials Seller(s) Initials
	Phone Number:		

12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161

PROPERTY ADDRESS: Terrell, TX 75161
SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 8
MetroTex Association of REALTORS® 7167 (Oct 2011) Seller Initials: _____ Buyer Initials: ______ Buyer Initials: _______ Buyer Initials: ______ Buyer Initials: _______ Buyer Initials: ________ Buyer Initials: _______ Buyer Initials: ________ Buyer Initials: ___

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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:

 ψ Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)

- 5 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.

SELLER (SIGN AS NAME APPEARS ON TITLE) Thomas Steven Cooper

SELLER (SIGN AS NAME APPEARS ON TITLE Tammy A. Cooper

12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161

SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 8

MetroTex Association of REALTORS® 7167 (Oct 2011) Seller Initials: K Seller Initials: Tec 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 Printed Name: DATE

12730 Amy Lane PROPERTY ADDRESS: Terrell, TX 75161

SELLER'S DISCLOSURE NOTICE - PAGE 8 OF 8

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