

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.

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Evaporative Coolers					2	- -		number of units:												
Wall/Window AC Units	3			1	L	7		number of units:												
Attic Fan(s)				1	V	7		if yes, describe:_												
Central Heat				1	1	- -		☑ electric ☐ ga	s		nui	mb	er	of units:	2					
Other Heat				1	7		if yes describe: _													
Oven				2	1			number of ovens	:					electric		gas [othe	r:		
Fireplace & Chimney			L	-	_		☐ wood ☐ gas													
Carport				L	7	7		□ attached □ r	ot	a	tta	che	ed							
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Satellite Dish & Controls				L	7	- -		owned lea	sec	d	fro	m		DISH 1	/ETI	WDR	K			
Security System					L	/		owned lea	se	d	fro	m								
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Septic / On-Site Sewe			ilitv	L	+	-		if yes, attach Info	orm	12	atio	n A	۱b	out On-Si	te Se	wer f	- acility	(TAR	·14	07)
(TAR-1406) 9-01-11			Initi	aled	by:	Se	eller	49 00	and	E	Buy	er:				_		Pag	э 1 c	of 5
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covering)? La yes Lari	10	u unk	TIOWIT									
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Item	Υ	N	Item				Υ	N	Item		Y	N
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Ceilings	-	-	Foundation /	Slab	o(s)			V	Walls / F	ences		Method
Doors	-	V	Interior Walls		(-)			C	Windows			-
Driveways	-	V	Lighting Fixtu					V	Other Str	ructural Components		
Electrical Systems	1		Plumbing Sys		ıs			V				
Exterior Walls	-		Roof				Ĺ	-40				
Section 3. Are you				the	6 01	low	ina	cond	tions: (Ma	ork Yes (Y) if you ar	e av	var
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Concerning	the Property at 1175 CL422 Lodge
If the ans	wer 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.
of repair	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need r, which has not been previously disclosed in this notice? yes pro If yes, explain (attach all sheets if necessary):
	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)
Y N	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: Manager's name: Fees or assessments are: \$ per and are: □ mandatory □ voluntary 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:
- 6	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the 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 we 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):

(TAR-1406) 9-01-11 Initialed by: Seller: 45, 40 and Buyer: ______ Page 3 of 5

Section 6. Seller	Section 7. Within persons who regulary to permitted by law to	the last 4 ye	ears, have you (Seller)	received any written inspect	tion reports fron
Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from tersons who regularly provide inspections and who are either licensed as inspectors or otherwise remitted by law to perform inspections? yes no if yes, attach copies and complete the following: Image: I	Section 7. Within persons who regularized by law to	the last 4 ye	ears, have you (Seller)	received any written inspect	tion reports from
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Ispection Date Type Name of Inspector No. of Pages	ermitted by law t	p perform insp	nestions?	ile ellilei ilociisca as illopos	tors or otherwise
No. of Pages No		o pontonii inop	ecuons: 4 ves 4 no n	ives, attach copies and complet	e the following:
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Propert A buyer should obtain inspections from inspectors chosen by the buyer. Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: □ Homestead □ Senior Citizen □ Disabled □ Wildlife Management □ Pagricultural □ Disabled Veteran □ Other: □ Other: □ Unknown Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (fexample, an insurance claim or a settlement or award in a legal proceeding) and not used the proceed or make the repairs for which the claim was made? □ yes ❷ no If yes, explain: □ 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: (2) the buyer gives the seller written evidence of the hearing impairement 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 installion. The parties may agree who will bear the cost of installing smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no persincluding the broker(s), has instructed or influenced Seller to provide inaccurate information or to omitical contents.	spection Date				
Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead		Туре	Name of Inspector		140. 011 ages
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□ Homestead □ Senior Citizen □ Disabled Wildlife Management □ Other: □ Unknown □ Disabled Veteran □ Unknown □ Unkno				the states for the Due	0.041/1
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Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (fexample, an insurance claim or a settlement or award in a legal proceeding) and not used the proceed or make the repairs for which the claim was made? yes no If yes, explain: Section 10. Does the property have working smoke detectors installed in accordance with the smooth detector requirements of Chapter 766 of the Health and Safety Code?* unknown on yes. If 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no persincluding the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit	☐ Homestead		Senior Citizen	☐ Disabled Veteran	
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(TAR-1406) 9-01-11 Initialed by: Seller: ______, ____ and Buyer: _____, ____ and Buyer: _____, _____

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Lodge

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.

Electric: Hamilton Loop	phone #:	
Sewer: Septic	phone #:	
Water: Hamilton County	phone #:	
Cable: Dish Network	phone #:	
Trash: WONG	phone #:	
Natural Gas: None	phone #:	
Phone Company: 1/0NC	phone #:	
Propane:	 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.

(4) The following providers currently provide service to the property:

une	10/	<u>1 m</u>	HUMA
Signatu	ire of	Buy	er >
Printed	Nam	e.	

Date

ame: WILLANG LANGMADF

Signature of Buyer Printed Name: Date

(TAR-1406) 09-01-11



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.

©Texas Association of REALTORS®, Inc., 2004

(1) Type of Treatment System: Septic Tank	☐ Unknown
(2) Type of Distribution System:	-A
(3) Approximate Location of Drain Field or Distribution System: North side	<u>d House</u> □ Unknown
(4) Installer:	
(5) Approximate Age:	A. I. I. I. I
A A INITENIANOE INICODMATION.	
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer yes, name of maintenance contractor: Phone: (Maintenance contracts must be in effect to operate aerobic treatment as	idollity: alloo allo
	and certain non-standard" on □ Yes ᠖ N
 (1) Is Seller aware of any maintenance contract in effect for the on-site sewer yes, name of maintenance contractor: Phone: (Maintenance contracts must be in effect to operate aerobic treatment a site sewer facilities.) (2) Approximate date any tanks were last pumped? (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? 	and certain non-standard" on □ Yes ຜ N
 (1) Is Seller aware of any maintenance contract in effect for the on-site sewer yes, name of maintenance contractor: contract expiration date: (Maintenance contracts must be in effect to operate aerobic treatment a site sewer facilities.) (2) Approximate date any tanks were last pumped? (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain: (4) Does Seller have manufacturer or warranty information available for review 	and certain non-standard" on □ Yes ຜ N
 (1) Is Seller aware of any maintenance contract in effect for the on-site sewer yes, name of maintenance contractor: Phone: (Maintenance contracts must be in effect to operate aerobic treatment a site sewer facilities.) (2) Approximate date any tanks were last pumped? (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain: [10] [11] [12] [13] [14] [15] [16] [16] [17] [18] [19] [19] [10] [10] [10] [10] [10] [11] [12] [13] [14] [15] [16] [16] [17] [18] [18] [18] [19] [19] [10] [and certain non-standard" on ☐ Yes ☑ No Ew? ☐ Yes ☑ No

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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.

Receipt acknowledged by:

Date

Signature of Buyer

Date



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT _	1175	CR 4	22	Ham, Hun Tex As	Lodge	House
_	ŧ			(Street Address and City)	0	

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."
NOTICE: Inspector must be properly certified as required by federal law.
B. SELLER'S DI SCLOSURE:
1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

1.	(a) Known lead-based paint and/or	lead-based paint ha	azards are present in the Property (explain):	
2.	RECORDS AND REPORTS AVAILABLE	TO SELLER (check of ser with all availab	ole records and reports pertaining to lead-b	
4		ds pertaining to lea	d-based paint and/or lead-based paint haza	ards in the
C. BU	Property. YER'S RI GHTS (check one box only) 1. Buyer waives the opportunity to co lead-based paint or lead-based pair	nduct a risk assess	sment or inspection of the Property for the p	resence of
	2. Within ten days after the effective of selected by Buyer. If lead-based	date of this contrac paint or lead-based	t, Buyer may have the Property inspected by d paint hazards are present, Buyer may ten after the effective date of this contract, and	minate this
	YER'S ACKNOWLEDGMENT (check 1. Buyer has received copies of all info 2. Buyer has received the pamphlet P.	ormation listed abov	rom Lead in Your Home	
E. BR (a) add red pro	COKERS' ACKNOWLEDGMENT: Bro provide Buyer with the federally dendum; (c) disclose any known lead- cords and reports to Buyer pertaining by dendum for at least 3 years following	okers have informed approved pamph -based paint and/or to lead-based pains to have the Propethe sale. Brokers	d Seller of Seller's obligations under 42 U.S.C let on lead poisoning prevention; (b) cor lead-based paint hazards in the Property; (d nt and/or lead-based paint hazards in the Pr perty inspected; and (f) retain a completed of the aware of their responsibility to ensure con	nplete this deliver all coperty; (e) copy of this npliance.
F. CE	RTIFICATION OF ACCURACY: The st of their knowledge, that the inform	e following persons ation they have pro	have reviewed the information above and cevided is true and accurate.	rtity, to the
			Milliam J fernmach	<u>4/(3//2</u> Date
Buye	r	Date	About the Aller Grands	11.10 In
Buye	r	Date	Seller Seller	Date
Othe	r Broker	Date	Listing Broker	Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are inlended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)