## DBL REAL ESTATE 1702 E MAIN ST, MADISONVILLE, TX 77864

936-348-9977 PH 936-348-9979 FAX

dblrealestate@sbcglobal.net



### REDUCED - 6545 FM 2289, NORMANGEE

General Property Description: 3/2/2 CPT 1534 SF & 2/1 Guest Home.

Horse Stall & Tack Room, Equip. Shed & Barn w/ Working Pen

Acres or Lot Size: 104.6639 ACRES (Survey Attached)

Road Frontage: FM 2289 (Asphalt)

**School District: Normangee ISD** 

Water/Sewer: Water Well and Septic Tank

2010 Tax Information: \$1627.35 with Agricultural Reduction

List Price: \$495,000

Directions: From I-45 @ Madisonville: Exit #142, turn L onto Hwy 21, go 2.5 mi to FM 978, turn R & go 4.6 mi to FM 2289, turn R & go 6.5 mi to property on L, sign posted.

Data obtained from seller. All information should be independently verified.



Country ML #: 27988411 Status: A Homes/Acreage

> Tax Acc #: 22225 Location: 108 -

Other Area

SP/ACR: \$0.00 4729.42

LP: \$495,000\* LP/ACR: \$

Area: 62 - Madison County

County: MADISON

Addr: <u>6545 FM</u> 2289

Sec #:

KM: 999Z

City:

NORMANGEE

Zip: 77871-Country: United

Sub: NONE

State: Texas

**States** 

Listing Firm: DBL Real Estate

Also for Lease:

Miles: No

Mkt Area: MKTAR

Legal: A-120, LEWIS HELZLEY, TRACT 10,

104.6639 ACRES

SqFt:

1534/Appraisal

House: Yes

Year Built: 1978/Appraisal

District

District Elem:

Middle: High: NÖRMANGEE

SchDist: 99 - Other NORMANGEE ISD

**NORMAGEE** ISD

ISD

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD

INDEPENDENTLY VERIFY.

General, Property, Utilities and Additional Information

# Stories: Style: Ranch Main Dwell Extr: Brick & Wood Main Dwell Type: Acres: 104.6639 Acreage: 50 or more Acres

New Construction: No/ Apprx Comp: Lot Dim:

# Bedrooms: 3/ # FB/HB: 2/ Garage: 0/

Carport: 2/Attached

Carport Gar/Car

Road Front: Farm to Market

Road Surface: Asphalt

Waterfront Features: Pond

Trees: Clusters

Topography: Rolling Access: Land Use: Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home Allowed

Mineral Rights:

Improve: Barn, Cross Fenced, Fenced, Guest House, Pastures,

Show: Appointment Required Storage Shed, Tackroom

Energy:

Green/Energy Certifications:

Access/Lockbox:

Lot Desc:

Dir: From Madisonville @ Exit #142: I-45N, turn L onto Hwy 21, go 2.5 mi to FM 978/N Woodrow St, turn R & go 4.6mi to FM 2289, turn R & go 6.5 mi to property on L, sign posted.

Physical Property Description - Public: Madison County - 3/2/2CPT Brick Home built 1978 w/ 1534 sq ft (per CAD) on 104.6639 acres. Land is mostly open & rolling with scattered trees and 5 ponds. Property conveys with 24x24 horse stall & tack room, 24x40 equipment shed, 20x28 barn w/ working pen and 12x28 shed attached to the barn. Acreage is fenced and cross-fenced. Property also has 2/1 guest home w/ kitchen & living area. REDUCED \$495,000

1st Bed: 13x14 4th Bed: Living: 15x24 Dinina: Extra Rm: Den: Kitchen: 10x15 2nd Bed: 11x12 5th Bed: Study/Library: Sep Ice Mkr: Cmpctr: No GameRm: Breakfast: 10x10 3rd Bed: 11x12 No Prvt Pool: Micro: No Dishwshr: No Area Pool: No Dispsl: No No/

Mstr Bath: Tub with Shower

Flooring: Carpet

Oven: Electric Oven Range: Electric Range Connect:

Fireplace: 1/Wood

Frnt Door Faces:

Hil Rm Bedrooms: All Bedrooms Down

Rooms: 1 Living Area

**Burning Fireplace** 

Foundation: Slab Heat: Central Gas Cool: Central Electric

Countertops:

Water/Swr: Septic Tank,

Spcl Condt: No Special Conditions Defects: No Known Defects

Well Util Dist:

Disclosures: Sellers Disclosure

Occupant: Vacant

Exclusions:

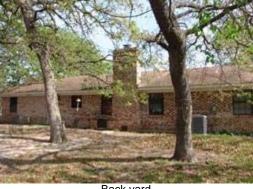
Maint Fee: No/\$

Taxes w/o Exemptions/Yr: Tax Rate: 1.825

\$ 1,628/2010

Financing Available: Cash Sale, Conventional





Front view of main home

Back yard





Blacktop road frontage

Kitchen





Breakfast room

Living Room





Bedroom

Guest Home



Guest home kitchen/dining



Guest home - living room



Guest home - master bdrm



Guest home bathroom



Horse stalls & tack room



Deer stand

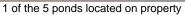


Wooded trails



Cattle at the pond







Barn w/ working pen & shed attached



Cattle grazing



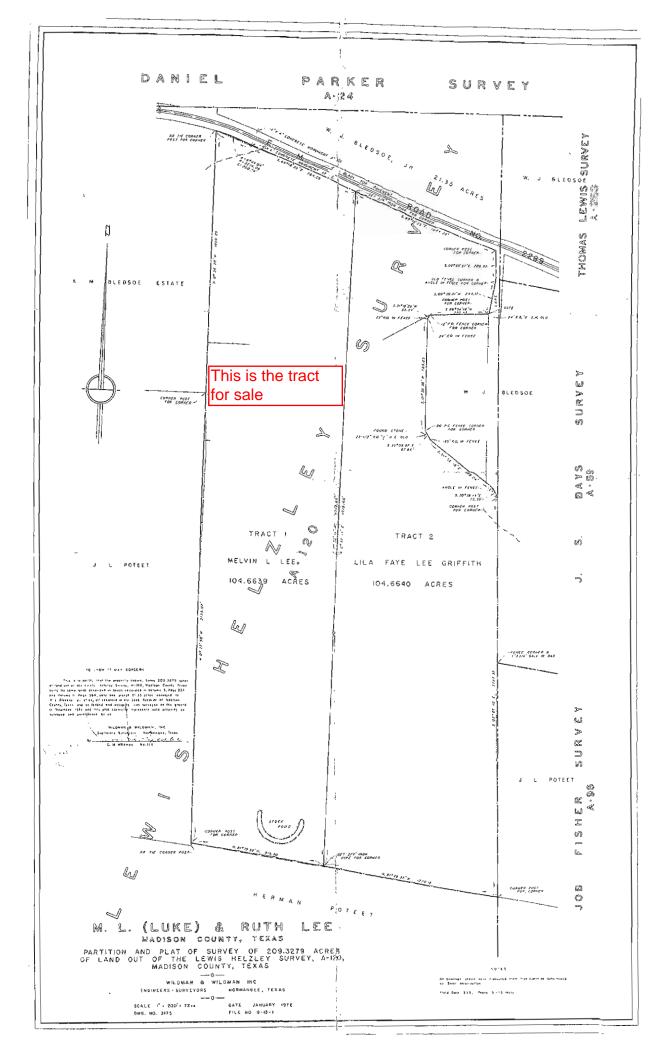
Wide, open spaces!

Prepared by: Don Hatcher



cluster of trees

Mon, May 16, 2011 01:37 PM



lmagery (c) 2011 Digitalglobe GeoEye Tx Orthoimagery Prgm USDA Farm Svc Agency Map data (C) 2011 Google



# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

CTexas Association of REALTORS®, Inc. 2010

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.

	WANTED	and an au				-		-	******	~		deve
CONCERNING THE PRO	)PF	RT	YAT				NO				FM 2289	
DATE SIGNED BY SELL	ER.	(A)	4D IS	NO.	T A	. Sl	JBSTITUTE FOR A	NY	IN	SP	NDITION OF THE PROPERTY AS OF THE ECTIONS OR WARRANTIES THE BUYER, SELLER'S AGENTS, OR ANY OTHE	ΞF
Seller Dis Dis not on	:cur	vin	a the	Pron	ert	v. If	unoccupied (by Sell	ler\	ha	w/ i	ong since Seller has occupied the Propert	ν?
August 2010	~	,,,,,,	9 410	or		ne\	er occupied the Pro	per	tv		ong since conci has occupied the riopent	y :
J					_				,			
Section 1. The Propert	y h	as i	the ite	ms item	ma is to	rke be	d below: (Mark Yes	(Y)	), N	o (l eter	N), or Unknown (U).) mine which items will & will not convey.	
Item		N			em				N			IJ
Cable TV Wiring		1/		_			es (Nat/LP)	<u> </u>	1	_	Pump: sump grinder .	
Carbon Monoxide Det.	1				_	Tub			Ť,	_	Rain Gutters	
Ceiling Fans	1			ir	nter	con	ı System		1/		Range/Stove	_
Cooktop	7			N	licr	owa	ve		/		Roof/Attic Vents	~
Dishwasher	1				uto	oor	Grill		/		Sauna	
Disposal		/		Р	atio	/Dε	ecking		1		Smoke Detector ./	,>==
Emergency Escape				Р	lun	ıbin	g System				Smoke Detector - Hearing	-
Ladder(s)		1						V	ļ		Impaired /	
Exhaust Fans	1			Р	ool				-/		Spa MB Rathron? 1 1	
Fences	/			Р	ool	Eq	uipment		4		Trash Compactor	
Fire Detection Equip.	1			p	ool	Ма	int. Accessories		J		TV Antenna /	
French Drain		$\sqrt{}$		Р	ool	He	ater		$\checkmark$	,	Washer/Dryer Hookup /	
Gas Fixtures	$\sqrt{}$			Р	ubl	ic S	ewer System		V		Window Screens   √	
Item				IY	N	u			Δ	ddi	itional Information	_
Central A/C				1/	1.,	-	☑ electric ☑ gas	nı				_
Evaporative Coolers				Ť	17		number of units:					
Wall/Window AC Units					Ť		number of units:	».·.,,		-		_
Attic Fan(s)			,	1-	1		if yes, describe:			<del></del>		VINCE
Central Heat				1/	1		☑ electric ☑ gas	กเ	uml	oer	of units:	-
Other Heat A	5 a S		cts.	1							lets for propane heaters	_
Oven	C	<del></del>		1			number of ovens:	}			electric gas other:	
Fireplace & Chimney				1	T		☑wood ☐gaslog					_
Carport				LV			☑ attached ☐ no	t at	tac	hec	j	
Garage					1		attached no	t at	tac	hed		
Garage Door Openers					V		number of units:				number of remotes:	
Satellite Dish & Controls							☐owned ☐lease	ed fi	on	-	not current	
Security System					1		owned lease	ed fi	rom	1		Na.
Water Heater				1	L		electric gas		oti	ier:	number of units:	_
Water Softener					1		owned leased from					
Underground Lawn Sprinkler /					☑ automatic ☐ m				reas covered: yard			
Septic / On-Site Sewer F	aci	lity		1			if yes, attach Inform	nati	on	Abo	out On-Site Sewer Facility (TAR-1407)	
(TAR-1406) 1-01-10			Initial	ed h	v. s	Selle	er ML Q A		ana	181	uver: Page 1 of	- 5

# 6545 FM 2289

Vater supply provided by:		/		·							
. a.a. oappiy provided by.	CIT	у [Д]и	vell MUD	<i>)</i> L.	co-op	Unkno	own	other:			
Vas the Property built bef	fore 19	378?	lyes Inc		lunkn	own					
(If yes, complete, sign			-				paint	hazards).			
									pproxi	ima	ite)
there an overlay roof co	vering	on the	e Property (st	hingi	es or r	oof coverl	ng pla	iced over existing shingles or roo			
]yes ☐no ☐unknov	_			ŭ							
								n working condition, that have def			
eed of repair? 🔲 yes	🛅 no	If yes,	, describe (at	tach	additio	onal sheets	s if ne	cessary):			
fence	√660	ds v	ve blaceme	nt	in for	fo the	hom	ne gprinkler sy	aterr	3	
may need mai	inten	anse-									
······································						<del> </del>					
	lank av		6 mm			41		of the following 21 (Block Voc (V	\		
ection 2. Are you (Sei ware and No (N) if you a				s or	mairu	nctions in	any	of the following?: (Mark Yes (Y	ји ус	au a	are
Item	Y	N	Item		•	TY	N	Item		Y	N
Basement		7	Floors					Sidewalks			V
Ceilings MBedroum			Foundation	on / S	lab(s)			Walls / Fences		7	
Doors			Interior W		<u> </u>		ř.	Windows			./
Driveways			Lighting F		AS		<i>v</i>	Other Structural Components		-1	
Electrical Systems		H	Plumbing					Other datastard compensation			<u> </u>
Exterior Walls	-		Roof	Jysi	ems		V.				
Exterior vvaiis			ROOI			L					
was found	droov	<u> </u>	roofman Eront fenc	(Da	s cal erds	led to	check	ed problem but no			
Costling in master bed was found	droov	<u> </u>	roofman Eront fenc	(Da	s cal erds	led to	check	cout problem but no	ıd No	(N	) if
cerling in master had was found.  Section 3. Are you (Selection are not aware.)	droov	<u> </u>	roofman Eront fenc	follo	s cal erds	condition	check cepla us: (M	ed ed problem but no ed ark Yes (Y) if you are aware an	ıd No		) if
cerling in master because found  section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring	droov	<u> </u>	roofman Eront fenc	follo	s cal	condition  Condition  Previous	check copla us: (M on	ed ed problem but no ed ark Yes (Y) if you are aware an addition Repairs	id No	(N Y	) if
cerling in master because found.  Section 3. Are you (Selou are not aware.)  Condition  Aluminum Wiring  Asbestos Components	(roov	ware o	roofman Eront fenc	follo	s cal	condition  Condition  Previous	check copla us: (M on	ed ed problem but no ed ark Yes (Y) if you are aware an addition Repairs	id No	(N Y	) if
cerling in master because found  section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring	(roov	ware o	roofman Eront fenc	follo	s cal	condition  Condition  Previous	check copla us: (M on	ed ed problem but no ed ark Yes (Y) if you are aware an	id No	(N Y	) if
cerling in master because found.  Section 3. Are you (Selou are not aware.)  Condition  Aluminum Wiring  Asbestos Components	(roov	ware o	front fenc	follo	s cal	condition  Condition  Previous	on s Four	ed ed problem but no ed ark Yes (Y) if you are aware an addition Repairs	id No	(N Y	) if
cerling in master bedwas found  section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: □ oak	(roov	ware o	front fenc	follo	s cal	condition  Condition  Previous  Other S	on s Four	ed ed problem but no ed ark Yes (Y) if you are aware an addition Repairs	id No	(N Y	) If
certing in master because found.  Section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: □ oak  Endangered Species/Hai	(roay	ware o	front fenc	follo	s cal	condition  Condition  Previous Other S Radon (	on s Four s Roo tructur	ark Yes (Y) if you are aware an ed and the control of the control	id No	(N Y	) If
Cerling in master because found.  Section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: ☐ oak  Endangered Species/Hall	(roay	ware o	front fenc	follo	s cal	condition  Condition  Previous  Previous  Other S  Radon (  Settling  Soil More	on s Four s Roo tructur Gas	ark Yes (Y) if you are aware an ed and the control of the control	id No	(N Y	) if
Certing in Master bedwas found.  Section 3. Are you (Selou are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: ☐ oak  Endangered Species/Hall  Fault Lines  Hazardous or Toxic Was	(vo av	ware o	front fenc	follo	s cal	condition  Condition  Previous Other S Radon ( Settling Soil Mos	on s Four s Roo tructur Gas verner ace S	ark Yes (Y) if you are aware and attion Repairs  f Repairs Fast side - tree limb data ral Repairs	id No	(N Y	) if
cerling in master had was found.  Section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: ☐ oak  Endangered Species/Hall  Fault Lines  Hazardous or Toxic Was  Improper Drainage	(vo av	ware o	front fenc	follo	s cal	condition  Condition  Previous Other S Radon ( Settling Soil Mos Subsurf Undergr	on s Four s Roo tructur Gas verner ace S	ark Yes (Y) if you are aware and attion Repairs  f Repairs  ral Repairs  ral Repairs  refamed  tructure or Pits	id No	(N Y	) If
certing in master because found.  Section 3. Are you (Selection 3. Are you (Selection 4. Are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: ack  Endangered Species/Hale  Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Selections	(roov	ware o	Front fence of any of the	follo	s cal	condition  Condition  Previous  Other S  Radon ( Settling  Soil Mos  Subsurf  Undergr  Unplatte	on s Four s Roo tructur Gas verner ace S ound	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treations do ral Repairs  ral Repairs  ttructure or Pits  Storage Tanks	id No	(N Y	) If
Certing in Master backwas found.  Section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: oak  Endangered Species/Half  Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Standfill  Lead-Based Paint or Lea	(vo av	ware o	Front fence of any of the	follo	s cal	Condition  Condition  Previous  Previous  Other S  Radon (  Settling  Soil Mos  Subsurf  Undergr  Unplatte  Unrecor	on s Four s Roo tructur Gas verner ace S round ed Eas ded E	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - tree limb da ral Repairs  ral Repairs  tructure or Pits  Storage Tanks  sements	id No	(N Y	) If
Certing in Master backers found.  Section 3. Are you (Selou are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: aoak  Endangered Species/Hall  Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Standfill  Lead-Based Paint or Lea  Encroachments onto the	(vo av	ware o	Front fence of any of the erty  Hazards	follo	s cal	Condition  Condition  Previous  Previous  Other S  Radon (  Settling  Soil Mos  Subsurf  Undergr  Unplatte  Unrecor	on s Four s Roo tructur Gas verner ace S round ed Eas ded E	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treetimb da ral Repairs  ral Repairs  Storage Tanks  sements  asements  chyde insulation	id No	(N Y	) If
Certing in Master had was found.  Gection 3. Are you (Selection 3.	wilt bitat of the Barrings Propering on	ware o	Front fence of any of the erty  Hazards	follo	s cal	condition  Condition  Previous Other S Radon ( Settling Soil Mos Subsurf Undergr Unplatte Unrecor Urea-for Water P	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malder	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treations do ral Repairs  ral Repairs  Storage Tanks  sements  asements  ehyde Insulation  ation	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Certing in Master bed Was Found  Section 3. Are you (Selection 3. Are you (Selection 3. Are you (Selection 4. Are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: ☐ oak  Endangered Species/Half  Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Selection  Landfill  Lead-Based Paint or Leadence Selection  Encroachments onto the Improvements encroachic Located in 100-year Floor	wilt bitat of the Barrings Propering on	ware o	Front fence of any of the erty  Hazards	follo	s cal	condition  Condition  Previous Other S Radon ( Settling Soil Mos Subsurf Undergr Unplatte Unrecor Urea-for Water P	on s Four s Roo tructur Gas verner ace S round ed Eas ded E	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treetimb da ral Repairs  ral Repairs  Storage Tanks  sements  asements  chyde insulation	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Certing in Master bed Was Found  Section 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: ☐ oak  Endangered Species/Half Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Standfill  Lead-Based Paint or Leadence Encroachments onto the Improvements encroachill  Located in 100-year Floot Located in Floodway	wilt bitat of the Borings ad-Bas Propering on bidplain	ware o	Front fence of any of the erty  Hazards	follo	s cal	condition  Condition  Previous  Previous  Other S  Radon ( Settling  Soil Mos  Subsurf  Undergr  Undergr  Unplatte  Unrecor  Urea-for  Water P  Wetland  Wood R	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malder enetral	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treations do ral Repairs  ral Repairs  Storage Tanks  sements  asements  ehyde Insulation  ation	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Gerling in Master bed Was Found  Gection 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: oak  Endangered Species/Half  Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Standfill  Lead-Based Paint or Lea  Encroachments onto the  Improvements encroachi  Located in 100-year Floot  Located in Floodway  Present Flood Ins. Cover	wiit bitat of the Borings Propering on popularing age	ware o	Front fence of any of the erty  Hazards	follo	s cal ords  wing  N  V  V  V  V  V  V  V  V  V  V  V  V	condition  Condition  Previous  Previous  Other S  Radon ( Settling  Soil Mos  Subsurf  Undergr  Undergr  Unplatte  Unrecor  Urea-for  Water P  Wetland  Active in	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malde enetr ls on I ot	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - tree limb da ral Repairs  ral Repairs  Storage Tanks  sements  asements  asements  chyde Insulation  ation  Property  tion of termites or other wood-	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Certing in Master had been a found.  Gection 3. Are you (Selection	wilt bitat of the Borings ad-Bas Propering on odplain rage	ware o	erty  Hazards  'property	follo	s cal ords owing	condition  Condition  Previous Previous Other S Radon ( Settling Soil Mos Subsurf Undergr Unplatte Unrecor Urea-for Water P Wetland Wood R Active in destroyl	on s Four s Roo tructur Gas verner ace S ound ed Eas ded E malder lenetre ls on I	ark Yes (Y) if you are aware and addition Repairs  f Repairs Fast side - treations do ral Repairs  ral Repairs  Storage Tanks  sements  easements  easements  enyde insulation  ation  Property  tion of termites or other wood- ects (WDI)	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Condition Aluminum Wiring Asbestos Components Diseased Trees: Oak Endangered Species/Hai Fault Lines Hazardous or Toxic Was Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lea Encroachments onto the Improvements encroachi Located in 100-year Floo Located in Floodway Present Flood Ins. Cover (If yes, attach TAR-1414) Previous Flooding into the	wiit bitat obtat on odplain rage	ware o	erty  Hazards  'property	follo	s cal ords  wing  N  V  V  V  V  V  V  V  V  V  V  V  V	condition  Condition  Previous Previous Other S Radon ( Settling Soil Mos Subsurf Undergr Unplatte Unrecor Urea-for Water P Wetland Wood R Active in destroyi Previous	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malde enetr is on I of infestat ing ins s treat	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treations da ral Repairs  ral Repairs  Storage Tanks  sements  assements  ehyde insulation  ation  Property  tion of termites or other wood- ects (WDI)  ment for termites or WDI	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Certing in Master beauties found.  Gection 3. Are you (Selection 3	wiit bitat obtat on odplain rage	ware o	erty  Hazards  'property	follo	s cal ords owing	condition  Condition  Previous  Previous  Other S  Radon C  Settling  Soil Mos  Subsurf  Undergr  Unplatte  Unrecor  Urea-for  Water P  Wetland  Wood R  Active in  destroyl  Previous	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malde renetr is on I	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - tree limb date and Repairs  ral Repairs  Storage Tanks  sements  asements  ehyde Insulation  ation  Property  tion of termites or other wood- ects (WDI)  ment for termites or WDI inter or WDI damage repaired	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Certing in Master beauties founds.  Gection 3. Are you (Selection are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: oak  Endangered Species/Half  Fault Lines  Hazardous or Toxic Was  Improper Drainage  Intermittent or Weather Standfill  Lead-Based Paint or Lea  Encroachments onto the  Improvements encroachi  Located in 100-year Floot  Located in Floodway  Present Flood Ins. Cover  (If yes, attach TAR-1414)  Previous Flooding into the  Previous Flooding onto the  Previous Fires	wiit bitat or steeping on odplain rage ) ne Struhe Pro	ware o	erty  Hazards  Property	follo	s cal ords owing	condition  Condition  Previous  Previous  Other S  Radon C  Settling  Soil Mos  Subsurf  Undergr  Unplatte  Unrecor  Urea-for  Water P  Wetland  Wood R  Active in  destroyl  Previous	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malde renetr is on I	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - treations da ral Repairs  ral Repairs  Storage Tanks  sements  assements  ehyde insulation  ation  Property  tion of termites or other wood- ects (WDI)  ment for termites or WDI	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V
Certing in Master beauties found.  Gection 3. Are you (Selection 3	wiit bitat or steeping on odplain rage ) ne Struhe Pro	ware o	erty  Hazards  Property	follo	s cal ords owing	condition  Condition  Previous  Previous  Other S  Radon C  Settling  Soil Mos  Subsurf  Undergr  Unplatte  Unrecor  Urea-for  Water P  Wetland  Wood R  Active in  destroyl  Previous	on s Four s Roo tructur Gas verner ace S round ed Eas ded E malde renetr is on I	ark Yes (Y) if you are aware an indation Repairs  f Repairs Fast side - tree limb date and Repairs  ral Repairs  Storage Tanks  sements  asements  ehyde Insulation  ation  Property  tion of termites or other wood- ects (WDI)  ment for termites or WDI inter or WDI damage repaired	id No	(N Y	) If N V V V V V V V V V V V V V V V V V V

### 6545 FM 2289

Со	ncerni	ng the Property at
if ti	he anc	wer to any of the items in Section 3 is yes, explain (attach additional sheets if песеssary):
		me tree limbs loosened some roof shingles a they were replaced
	'YY	any yeurs ago
Wh	ich ha	l. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach additional sheets if
Se	ction !	i. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	t awar	
Y.	N	
	I	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.
	Ø	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
		Name of association:Phone:Phone:
		Fees or assessments are: \$\text{per}\text{ per}\text{ and are: \textsit mandatory \textsit \text{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.
	a′	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 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.)
	Ø	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Ø	Any condition on the Property which materially affects the health or safety of an individual.
	Ø	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).
If th	ne ansi	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
., 1	4,,0	
		. 0 1
(TA	R-140	6) 1-01-10 Initialed by: Seller: /// , and Buyer: , Page 3 of 5

6545 FM 2289 Concerning the Property at \_\_\_\_\_ NORMANGEE, TY 77871 Section 6. Seller has has not attached a survey of the Property. Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following: Inspection Date Name of Inspector Type No. of Pages Note: 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 chosen by the buyer. Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: Thomestead Senior Citizen Disabled ☐ Wildlife Management ☑ Agricultural Disabled Veteran Other: Unknown Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? I yes I foo If yes, explain: Section 10. 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 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 person, including the

broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller Printed Name:	Date	Signature of Selle Printed Name:	Date
(TAR-1406) 1-01-10	Initialed by: Seller:	and Buyer:	Page 4 of 5

#### 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 <u>www.txdps.state.tx.us</u>. 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 property:

Electric: midsouth Synergy	phone #:
Sewer: on site	phone #:
Water: Well	phone #:
Cable:	phone #:
Trash: dounty dymp	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	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.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	



### 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.

©Texae Association of REALTORS®, Inc., 2004

co	NCERNING THE PROPERTY AT	6545 FM 2289 NORMANGEE, TX 77871	
A.	DESCRIPTION OF ON-SITE SE	WER FACILITY ON PROPERTY:	
		Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:		Unknown
	south south	n Field or Distribution System: line runs:	
	(5) Approximate Age:	when home was built	🗓 Unknown
В.	MAINTENANCE INFORMATION	:	
	If yes, name of maintenance of Phone:	nance contract in effect for the on-site sewer facility? contractor:contract expiration date:be in effect to operate aerobic treatment and certain nor	
	sewer facilities.)	,	
	(2) Approximate date any tanks v	vere last pumped?	
	If yes, explain:	or malfunction in the on-site sewer facility?	Yes No
	(4) Does Seller have manufacture	er or warranty information available for review?	TYes TNo
C.	PLANNING MATERIALS, PERM	IITS, AND CONTRACTS:	
	(1) The following items concerning planning materials per maintenance contract	ng the on-site sewer facility are attached: rmit for original installation  final inspection when O manufacturer information  warranty information	SSF was installed
	(2) "Planning materials" are the submitted to the permitting au	supporting materials that describe the on-site sewenthority in order to obtain a permit to install the on-site se	er facility that are wer facility.
	(3) It may be necessary for transferred to the buyer.	a buyer to have the permit to operate an on-si	te sewer facility
(TAF	:-1407) 1-7-04 Initialed for Ide	entification by Buyer, and Seller,	Page 1 of 2
DBL	Real Estate 1702 East Main Street Madisonville, TX	77864	6545 FM 7780

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.

Signature of Seller	Date	Signature of Selfer	U	V Date V
Receipt acknowledged by:				
Signature of Buyer	Date	Signature of Buyer	indonés men nyégyapapapapapan kita pidak kesid diberk	Date

(TAR-1407) 1-7-04

Page 2 of 2



# Texas Association of Realtors® **SELLER'S DISCLOSURE NOTICE**

©Texas Association of REALTORS®, Inc. 2010

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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

6545 FM 2289 - GUEST HOME CONCERNING THE PROPERTY AT														
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF TO DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUY MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.						ER								
Seller is is not 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.				per	ty?									
Item	-	N		Iten			Υ	,	U	]	Item		N	į,
Cable TV Wiring	1	7	H			es (Nat/LP)	<u>'</u>		1	1	Pump: sump grinder	ļ-		
Carbon Monoxide Det.	1	1			Tub	i (rader)	-	Y.	+-	ļ	Rain Gutters		·	
Ceiling Fans	17	Y				System	-	V		-	Range/Stove	×	7	
Cooktop	1	1.7			rowa			7	-		Roof/Attic Vents		7	
Dishwasher	+-	Y /			door			Y	-	ļ	Sauna		~	
Disposal	┼	1		<u> </u>		çking	7	<del>  V</del> -			Smoke Detector		<del></del>	
Emergency Escape	<del> </del>	₩				System	\ <u>\</u>	-	<del> </del>		Smoke Detector Hearing		-	
Ladder(s)		1.7		1 101	mmil	g Oystein					Impaired		1	ļ
Exhaust Fans	-	1		Pool				-	+-				*-	
Fences	<del>  ,</del>	×				ipment	-	7	├	1	Spa Both two is whitevel	·		
Fire Detection Equip.	<del>  _</del>	./			<del>-</del>	nt. Accessories		1	┼	Į	TV Antenna		$\stackrel{\vee}{\nearrow}$	
French Drain	<del> </del> -	V			l Hes			7		{	Washer/Dryer Hookup	7	<u> </u>	
Gas Fixtures		1				ewer System		Ť	-		Window Screens	$\frac{1}{2}$		
Gas i ixtures	1	LV.		1 41	אוני טוו	swei System		¥	J	]	Wildow Screens	<u></u>	1	
Item				YN	U			Α	ddi	tlon	al Information		-	
Central A/C				V		☑ electric ☐ gas	(T)	um	ber	of u	nits:			
Evaporative Coolers					7	number of units:								
Wall/Window AC Units						number of units:								
Attic Fan(s)						if yes, describe:				_				
Central Heat						☑ electric ☐ gas								
Other Heat					7	if yes, describe:		_						
Oven					71-1	number of ovens:		-	П	elec	tric gas other:			-
Fireplace & Chimney					7	□wood □gas log								
Carport						attached Inc							- Commence	
Garage					1	attached no	t at	tac	hec					
Garage Door Openers					1	number of units:					number of remotes;			
Satellite Dish & Controls	3			1./		☐owned ☐lease	ed fi	ron	7	<u></u>	Current			$\neg \neg$
Security System		_			1	owned lease	ed fi	ron	า <u> </u>					
Water Heater				V		Ørelectric ☐ gas					number of units:	neznáko král	NINA PARK	
Water Softener					1	owned lease								
				covered: yard										
Septic / On-Site Sewer Facility / if yes, attach Information About On-Site Sewer Facility (TAR-1407)														
TAR-1406) 1-01-10 Initialed by: Seller: A and Buyer:, Page 1 of 5														

Concerning the Property at				- GUEST HOME TX 77871		
			11211			
Was the Property built before	re 1978? 🗍 yes 🖸	no 🗖 unk	nown	n other:	· ///	
(If yes, complete, sign,	and attach TAR-190	6 concerning	lead-based p	aint hazards).		
Roof Type:	etal	Age:	~	j 5 Www. (a placed over existing shingles or roo	pproxim	nate)
Is there an overlay roof cov  ☐ yes ☐ no ☐ unknow		/ (shingles or	roof covering	placed over existing shingles or roo	f coveri	ng)?
				ot in working condition, that have def recessary): <u>Fence needs re</u>		
Section 2. Are you (Sello aware and No (N) if you a	re not aware.)	ects or malf		ny of the following?: (Mark Yes (Y	an at last of the	narrang Wijari Suryabay
Item	Y N Item		YA	Item	Y	N
Basement	Floors		\_v	Sidewalks		1
Ceilings	Found	ation / Slab(s	·) ~	Walls / Fences		
Doors	✓ Interio	r Walls	/	Windows		
Driveways	✓ Lightin	g Fixtures		Other Structural Components	<u>.                                    </u>	
Electrical Systems	✓ Plumb	ing Systems				
Exterior Walls	Roof		V			
Section 3. Are you (Sell- you are not aware.)	er) aware of any of t	the following	conditions:	(Mark Yes (Y) if you are aware an	id No (i	N) If
Condition		YN	Condition		Y	N
Aluminum Wiring			Previous F	oundation Repairs		1/
Asbestos Components			Previous f	Roof Repairs ~ 15 yrs - hero x cof	1	
Diseased Trees: Doak	wilt 🔲		Other Stru	ctural Repairs		1
Endangered Species/Hab	itat on Property	V	Radon Ga	S		1/
Fault Lines			Settling			V
Hazardous or Toxic Waste	3	V.	Soil Move	nent		1./
Improper Drainage			Subsurfac	e Structure or Pits		V
Intermittent or Weather Sp	orings		Undergrou	ind Storage Tanks		1/
Landfill			Unplatted	Easements		$\checkmark$
Lead-Based Paint or Lead	l-Based Pt. Hazards		Unrecorde	d Easements		$\sqrt{}$
Encroachments onto the f	roperty		Urea-form	aldehyde Insulation		
Improvements encroachin	g on others' property		Water Pen	etration	,	1
Located in 100-year Floor	<u>Iplain</u>			on Property		1/1
Located in Floodway			Wood Rot			14
Present Flood Ins. Covera (If yes, attach TAR-1414)	ge			station of termites or other wood~ insects (WDI)		
Previous Flooding into the	Structures		Previous to	reatment for termites or WDI		,/
Previous Flooding onto th	<del></del>	17	~	ermite or WDI damage repaired		17
Previous Fires			Termite or	WDI damage needing repair		V
Previous Use of Premises	for Manufacture					
of Methamphetamine		[ \\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \				1

\_ and Buyer: \_

Initialed by: Seller: \_\_/1/\_

(TAR-1406) 1-01-10

#### 6545 FM 2289 - GUEST HOME NORMANGEE, TX 77871

Cor	ncernin	ng the Property at	NORMANGEE, TX 77871
If th	ie ansv Was	wer to any of the items in Section 3 is $put$ on $\sim$ 15 yrs.	yes, explain (attach additional sheets if necessary): a new roof
wh	ich ha	as not been previously disclosed	em, equipment, or system in or on the Property that is in need of repair, in this notice?  yes or no if yes, explain (attach additional sheets if
	ction 5		f the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	☐ N	Room additions, structural modifica in compliance with building codes in	tions, or other alterations or repairs made without necessary permits or not effect at the time.
		Homeowners' associations or maint Name of association:	enance fees or assessments. If yes, complete the following:
		Manager's name:	Phone:
		Fees or assessments are: \$	Phone:
		attach information to this notice.	one association, provide information about the other associations below of
	đ	with others. If yes, complete the follow	as pools, tennis courts, walkways, or other) co-owned in undivided interest owing: on facilities charged?  yes no lf yes, describe:
	Ø	Any notices of violations of deed re Property.	estrictions or governmental ordinances affecting the condition or use of the
		Any lawsuits or other legal proceedi to: divorce, foreclosure, heirship, ba	ngs directly or indirectly affecting the Property. (Includes, but is not limited nkruptcy, and taxes.)
	₫	Any death on the Property except for the condition of the Property.	or those deaths caused by: natural causes, suicide, or accident unrelated to
		Any condition on the Property which	materially affects the health or safety of an individual.
	Ø	hazards such as asbestos, radon, le	an routine maintenance, made to the Property to remediate environmental ad-based paint, urea-formaldehyde, or mold. other documentation identifying the extent of the remediation (for example, other remediation).
If th	ie ansv	wer to any of the items in Section 5 is	yes, explain (attach additional sheets if necessary):
_			
	_		
 (TA	R-1400	6) 1-01-10 Initialed by: S	eller: AL , and Buyer:, Page 3 of 5

Concerning the Pro	perty at		FM 2289 - GUEST HOM MANGEE, TX 77871	1E
Section 6. Seller	□has □has no	of attached a survey of th	e Property.	
regularly provide	inspections and v	, have you (Seller) received a who are either licensed a attach copies and comple	s inspectors or otherwise	n reports from persons whe permitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Section 8. Check Homestead Wildlife Mana Other: Section 9. Have insurance claim o	any tax exemptions agement you (Seller) ever rasettlement or a	on(s) which you (Seller) of Senior Citizen  Agricultural  received proceeds for a	Unknown a claim for damage to th	nerty: ne Property (for example, acceeds to make the repairs fo
requirements of C (Attach additional s	hapter 766 of the I neets if necessary)	Health and Safety Code?' : <u>not a current</u>	* Dunknown Dino Dy 3 moke detector	rce with the smoke detectoryes. If no or unknown, explain used to have one
smoke dete which the dv know the bt	ctors installed in ac velling is located, in	ccordance with the require ncluding performance, loca ments in effect in your are	ne-family or two-family dwe ments of the building code tion, and power source requ a, you may check unknown	in effect in the area in uirements. If you do not

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 person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller	Date Signature of Seller	_ Date
Printed Name;	Printed Name:	-
(TAR-1406) 1-01-10	Initialed by: Seller: <u> </u>	ver, Page 4 of 5

#### 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 <u>www.txdps.state.tx.us</u>. 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 property:

Electric:	Midsouth Synergy	phone #:
Sewer:	Septic system	phone #:
Water:	well	phone #:
Cable:		phone #:
Trash:	county dump	phone #:
	nunse	
Propane:	. NO. 2001	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	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	



### 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 REAL FORS® IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2004

100	ICERNING THE PROPERTY AT	6545 FM 2289 - GUEST HOME NORMANGEE, TX 77871	
A.	DESCRIPTION OF ON-SITE SEW	VER FACILITY ON PROPERTY:	
	• • • • • • • • • • • • • • • • • • • •	Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:		🔲 Unknown
	south toward trees	Field or Distribution System: Line gazza behind house new line + tenk 2010	
	(4) Installer:		Unknown
	(5) Approximate Age:	1-172 yw	Unknown
В.	MAINTENANCE INFORMATION:	·	
	If yes, name of maintenance co	ance contract in effect for the on-site sewer facility?  ontractor: contract expiration date: e in effect to operate aerobic treatment and certain non-site sewer facility?	
	sewer facilities.)	•	
	(2) Approximate date any tanks we	ere last pumped? before new one	installed 2009
		r malfunction in the on-site sewer facility?	Yes No
		r or warranty information available for review?	QYes QNo
C.	(1) The following items concerning planning materials perm maintenance contract mr	the on-site sewer facility are attached: nit for original installation  final inspection when OS nanufacturer information  warranty information	SF was installed
	(2) "Planning materials" are the submitted to the permitting auth	supporting materials that describe the on-site sewer nority in order to obtain a permit to install the on-site sew	facility that are er facility.
	(3) It may be necessary for a transferred to the buyer.	buyer to have the permit to operate an on-site	sewer facility
(TAR	-1407) 1-7-04 Initialed for Iden	Seller Buyer of Buyer, and Seller,	Page 1 of 2
	teal Estate 1702 East Main Street Madisonville, TX 77 936.348.9977 Fax: 936.348.9979	7864 Bev⊭rły Hatcher	6545 FM 2289

08201

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.

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

Signature of Seller	Date	Signature of Seller	8~	Date
Receipt acknowledged by:				
Signature of Buver	Date	Signature of Buyer		Date

(TAR-1407) 1-7-04

Schwab Realty P.O. Box 99 Centerville, Texas 75833 (903) 536-2672

#### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

DBL Real Estate 1702 E. Main Madisonville, Texas 77864 (936)348-9977

## Information About Brokerage Services

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

Page 1 of 1

(TAR-2501) 1/1/96

Phone:

Fax