

## TEXAS ASSOCIATION OF REALTORS® 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.

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE

DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER

Hillsboro,

CONCERNING THE PROPERTY AT 333 (ARC STREET)

MAY WISH TO OBTAIN. AGENT.	IT	IS	NOT /	4 W/	٩RF	RAN	ITY OF ANY KIND	BY	SE		ΞR,	SELLER'S AGENTS, OR AN	ΥΟ	TH	ER
Seller Dis not o										w l	ong	since Seller has occupied the	Pro	per	ty?
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Section 1. The Propert This notice does n	•						-	• •		•	_	er Unknown (U).) e which items will & will not conve	э <i>у</i> .		
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Carbon Monoxide Det.		V		ļ	Hot Tub				W			Rain Gutters	V		
Ceiling Fans				In	Intercom System				W	;		Range/Stove			
Cooktop	W. Andrews			M	licro	owa	ve					Roof/Attic Vents			
Dishwasher 경 🌾 🖘				0	utd	oor	Grill					Sauna		W	
Disposal און ביי און	1/100			Р	atic	/De	ecking	V				Smoke Detector			
Emergency Escape		:		Р	lum	bin	g System	i. /				Smoke Detector - Hearing		, see a see	
Ladder(s)		Marge!										Impaired			
Exhaust Fans				Р	ool				V			Spa		W	
Fences	W			Р	ool	Eq	uipment		V	aver c		Trash Compactor		3/	
Fire Detection Equip.		Ext.		Р	ool	Ma	int. Accessories		1			TV Antenna		<b>B</b>	
French Drain				Р	ool	He	ater		V			Washer/Dryer Hookup	September 1		
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Central A/C				V			Delectric Ugas	n	um	ber	of u	nits: 3		dest (Albania)	aus Mars Brinder
Evaporative Coolers			W		number of units: O										
Wall/Window AC Units						Sec. 1	number of units:								
Attic Fan(s)					de de la company	,	if yes, describe:								
Central Heat		•			🔲 electric 🗓 gás number of units:										
Other Heat					San Carlot		if yes, describe:						<u> </u>	***************************************	
Oven				Barren			number of ovens:	···	Secretary Secret		elec	ctric gas gother:	Care parameter applying a	<u> </u>	######################################
Fireplace & Chimney						☑wood ☐gas lo	gs		mo	ck	Cother:				
Carport			V			☑ attached ☐ not attached									
Garage						attached not attached					***************************************				
Garage Door Openers						number of units: number of remotes:									
Satellite Dish & Controls	3					2	□ owned □/feas	ed f	ron	<b>1</b>		Pirect TV			0,000,000
Security System							owned leas	ed f	ron	<u> </u>	·			maja takunimoodido	
Water Heater						Delectric Desas other: number of units: 2									
Water Softener						owned leased from									
Underground Lawn Sprinkler				V	al .	automatic manual areas covered:									
Septic / On-Site Sewer	Fac	ility			V	<del></del> -	<u> </u>	mat	ion	Ab	out (	On-Site Sewer Facility (TAR-1	407)	)	11 11 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1
(TAR-1406) 1-01-10			Initia	led b	v. s	Sell	er: WS		an	d B	uver	···	age	1 د	of F

Julie Siddons, Realtors PO Box 1244 Hillsboro, TX 76645 Jamie Siddons

Water supply provided by: 'g'city   well   MUD   co-op   unknown   other:   Was the Property built before 1978? 'g'yes   no   unknown   other:   (If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).  Roof Type   O'TN O'C-AT   Condition   O'C   O'C	supply provided by: he Property built befo	Concerning the Property at <u>333 কিন জিহে</u>					ill	sbor	°O,	<u> </u>	
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333 Carr

Concerning the Property at <u>333</u>	Hillsboro,
f the answer to any of the items in	Section 3 is yes, explain (attach additional sheets if necessary):
Dievs ad	ded 1993 - Warrandy
treated to	or termites 1993- there were no acti
Section 4. Are you (Seller) awar which has not been previously	re of any item, equipment, or system in or on the Property that is in need of repair, disclosed in this notice?  yes  no If yes, explain (attach additional sheets if
Section 5. Are you (Seller) awa not aware.)	re of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	ral modifications, or other alterations or repairs made without necessary permits or not ing codes in effect at the time.
Name of association:  Manager's name:  Fees or assessments	$a_{[k], b_{[k]}, b_$
If the Property is in attach information to  Any common area (faci with others. If yes, comp	more than one association, provide information about the other associations below or this notice.  ilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest
Any notices of violations  Property.	s of deed restrictions or governmental ordinances affecting the condition or use of the
	gal proceedings directly or indirectly affecting the Property. (Includes, but is not limited heirship, bankruptcy, and taxes.)
Any death on the Prope the condition of the Prop	erty except for those deaths caused by: natural causes, suicide, or accident unrelated to perty.
Any condition on the Pro	perty which materially affects the health or safety of an individual.
hazards such as asbesto If yes, attach any ce	nts, other than routine maintenance, made to the Property to remediate environmental os, radon, lead-based paint, urea-formaldehyde, or mold. ertificates or other documentation identifying the extent of the remediation (for example, mediation or other remediation).
f the answer to any of the items in S	Section 5 is yes, explain (attach additional sheets if necessary):
(TAR-1406) 1-01-10 Ini	itialed by: Seller: and Buyer:, Page 3 of 5

Concernina the Prop	erty at $3304$		Hillsboro,	
Section 6. Seller				
	nspections and wh	o are either license	ceived any written inspection reed as inspectors or otherwise per applete the following:	•
Inspection Date	Туре	Name of Inspector		No. of Pages
	<u>, , , , , , , , , , , , , , , , , , , </u>	:		
Pro	perty. A buyer sho	ould obtain inspecti	reports as a reflection of the currions from inspectors chosen by ter) currently claim for the Property	he buyer.
Homestead		Senior Citizen	Disabled	4
☐ Wildlife Manag	gement	Agricultural	Disabled Veteran	
Other:			Unknown	
Section 10. Does t requirements of Ch (Attach additional sh	he property have apter 766 of the Heets if necessary):	working smoke de ealth and Safety Cod	tectors installed in accordance de?*	with the smoke detector If no or unknown, explain.
smoke detect which the dwich the building  A buyer may of the buyer's evidence of the buyer may specifies the	tors installed in according is located, income lding code requirem official for more informations family who will restate a written required locations for installations.	ordance with the recluding performance, ents in effect in your rmation.  Istall smoke detector ide in the dwelling is ent from a licensed page of the seller to	es one-family or two-family dwelling quirements of the building code in election, and power source requirer area, you may check unknown ab hearing-impaired; (2) the buyer given hysician; and (3) within 10 days after install smoke detectors for the heary agree who will bear the cost of itself.	effect in the area in ments. If you do not ove or contact your buyer or a member ses the seller written er the effective date, earing-impaired and
<del>-</del>			e to the best of Seller's belief and the urate information or to omit any materials. Signature of Seller	•
Printed Name: <u>Jean</u>	nette Scarboro	ugh	Printed Name: <u>Gayle Scarbo</u> :	
(TAR-1406) 1-01-10	Initiale	d by: Seller: 45	_ , <u>////</u> 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 <a href="https://www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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: <u>TXV</u>	phone #:
Sewer: City	phone #:
Water: CitY	phone #:
Cable: Direct TV	phone #:
Trash: <u>Lity</u>	phone #:
Natural Gas: O co/	phone #:
Phone Company: ATST	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:

### APPROVED BY THE TEXAS REAL ESTATE COMMISSION

02-09-2004

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

	REQUIRED BY FEDERAL L	.AW
CONCERNING THE PROPERTY AT	335 ARR STREET	Hillsboro
A. LEAD WARNING STATEMENT: "Eventher dwelling was built prior to 1978 is not that may place young children at risk of permanent neurological damage, inclured impaired memory. Lead poisoning residential real property is required to	ry purchaser of any interest in resignation in the resignation of the that such property may presed of developing lead poisoning. Lead adding learning disabilities, reduced a also poses a particular risk to presprovide the buyer with any information of the buyer with any information of the provide the buyer with any information of the provide the buyer with any information of the buyer of the provide the buyer with any information of the bu	aw. HAZARDS (check one box only):
(b) Seller has no actual knowled 2. RECORDS AND REPORTS AVAILA  (a) Seller has provided the pur  and/or lead-based paint haza	dge of lead-based paint and/or lead- ABLE TO SELLER (check one box rchaser with all available records ards in the Property (list documents	based paint hazards in the Property. only): and reports pertaining to lead-based paint ):
Property.  C. BUYER'S RIGHTS (check one box only 1. Buyer waives the opportunity to lead-based paint or lead-based paint 2. Within ten days after the effective	y): conduct a risk assessment or instaint hazards. ve date of this contract, Buyer may	nt and/or lead-based paint hazards in the pection of the Property for the presence of have the Property inspected by inspectors ds are present, Buyer may terminate this
contract by giving Seller written money will be refunded to Buyer.  D. BUYER'S ACKNOWLEDGMENT (che 1. Buyer has received copies of all 2. Buyer has received the pamphle	notice within 14 days after the effects ck applicable boxes): information listed above. It Protect Your Family from Lead in	ective date of this contract, and the earnest
<ul> <li>(a) provide Buyer with the federally appears (c) disclose any known lead-based paireports to Buyer pertaining to lead-based period of up to 10 days to have the Programme 3 years following the sale. Brokers are</li> </ul>	oproved pamphlet on lead poisoning int and/or lead-based paint hazards sed paint and/or lead-based paint has operty inspected; and (f) retain a column aware of their responsibility to ensurance.	g prevention; (b) complete this addendum; in the Property; (d) deliver all records and azards in the Property; (e) provide Buyer a mpleted copy of this addendum for at least re compliance.
best of their knowledge, that the inform		d the information above and certify, to the daccurate.  The formation above and certify, to the daccurate.
Buyer	Date Seller Jeanet	te Scarborough Date
Buyer	Date Seller Gayle	Scarborough Date
Other Broker	Date Listing Broker	NOMA 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 intended 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, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us)

01A TREC No. OP-L

Fax: