

SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORS®, Inc. 2008

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.

CONCERNING THE I	PRO	OP	ERT	ΥÆ	\Τ _		2945 CR 258				_	DUBLIN TX	764	46
AS OF THE DATE	SIC 3UY	INE EF	ED R M/	}Υ '	SE Wis	ELL 3H	ER AND IS NOT TO OBTAIN. IT IS	Α	SL	JBS7	1	THE CONDITION OF THE PRITUTE FOR ANY INSPECT ARRANTY OF ANY KIND BY	ONS	SOR
the Property? u			······	······			О	r 🗀	1 n	ever	(er), how long since Seller has occupied the Property '), No (N), or Unknown (U).)	occ	upied
This notice does not ex	stat	list	the	itei	ns t	o b	e conveyed. The con	trac	ct vi	rill de	ete	termine which items will & will no	con	vey.
Item	Υ	N	U	П	ten	า		Y	TN	U		Item	Υ	NU
Cable TV Wiring				·			nes (Nat/LP)	†	ŀ			Pump: ☐ sump ☐ grinder	╁╌	
Carbon Monoxide Det.					lot			+-	 	1-1		Rain Gutters	X	
Ceiling Fans	X	-		T	ntei	rco	m System	X	<u> </u>	\Box		Range/Stove	K	
Cooktop	1						ave	1	 	T		Roof/Attic Vents	辽	
Dishwasher	X				Duto	doc	or Grill	†	İ	\Box		Sauna	 _	
Disposal	X			F	atio	o/D	ecking	X				Smoke Detector	下	
Emergency Escape				F	lun	nbi	ng System	-/				Smoke Detector - Hearing	1	
Ladder(s)							•					Impaired		
Exhaust Fans	X			F	ool							Spa	1	
Fences	Λ			F	000	Ec	quipment					Trash Compactor	X	
Fire Detection Equip.				F	ool	M	aint. Accessories					TV Antenna		
French Drain				F	001	Не	eater					Washer/Dryer Hookup	X	
Gas Fixtures				P	ubl	ic S	Sewer System					Window Screens	Х	
Item			Т	ΥΙ	N	11	_ Addition	al li	nf.	```	. 1	tion		
Central A/C				$\dot{\chi}$			d electric agas	~~~~			_	of units:		····
Evaporative Coolers				7			number of units:	···········	Hui	HDG	_	or arms.	·····	
Wall/Window AC Units				_	\dashv		number of units:							
Attic Fan(s)	•			+	1		if yes, describe:	**********	*****	*********	2000			
Central Heat		····		X			Ø electric ☐ gas	*	2111	nha	-	of units:		·
Other Heat			\top	\top	<u> </u>		if yes describe:	- 1	iui	HDC		or urinto.		
Oven				χ	十		number of ovens:				Į,	Q electric □ gas □ other:		
Fireplace & Chimney	~~~			X			⊠ wood □ gas k	ากร		mo		ck Oother:	#410000000000	
Carport	*******			X		7	attached one	t at	tac	hed	_	on onloc.	****	
Garage					1		attached no							
Garage Door Openers					number of units: number of remotes:									
Satellite Dish & Controls				Ø owned ☐ leased from										
Security System				\perp		- 1	☐ owned ☐ lease				5000		(A)(A)(A)(A)(A)(A)(A)(A)(A)(A)(A)(A)(A)(NACOTO CONTRACTOR OF THE PARTY
Water Heater			1	Ç İ	1		☑ electric ☐ gas ☐ other: number of units: 2							***************************************
Water Softener	***********		7	(_		owned D leased from							
Underground Lawn Sprii	nkle	r	\top	1	1	十	☐ automatic ☐ manual areas covered:							
Septic / On-Site Sewer F				1	7	\top	if yes, attach Information About On-Site Sewer Facility (TAR-1407)							
(TAR-1406) 7-16-08		Initi	aled	by:	Seil		AND M						ge 1	

			2945 CR 258						DUBLIN	TX 76	3446	
Water supply provided Was the Property built	befo	ire 19	78? Tives 18	(i no		3	aknown					
(If yes, complete, si	ian. 2	and a	flach TAR-190	a no	ነበር ነበር	a ui em	ina lead	d-hac	ed naint hazards)			
Roof Type:		\		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Α	ue.	ing ica	a-Das	seu paint nazarus/	(appro	xim:	ate
Roof Type: for there an overlay roof covering)? □ yes □	f cov	ering un	on the Proper known	ty (s	shir	igle	s or roo	of co	vering placed over	existing shingle	es oi	rro
Are you (Seller) aware defects, or are need of	of a	any oi iir? C	f the items list I yes 🂢 no	ted i If ye	n tl s, c	his desc	Section cribe (a	ı 1 th ttach	nat are not in worl nadditional sheets	king condition, to if necessary): _	hat	ha
Section 2. Are you (9 (Y) if you are aware are	Selle	er) av o (N)	vare of any d	efec	ets are	or	malfun	ctio	ns in any of the	following?: (M	lark	· Y
Item	Υ		Item				Υ	N	Item		Υ	7
Basement		$\overline{1}$	Floors						Sidewalks			十
Ceilings			Foundation	/ Sla	ab(s)			Walls / Fence	S		1
Doors			Interior Wal						Windows			1
Driveways		T	Lighting Fix	ture	S	***************************************				al Components		1
Electrical Systems			Plumbing S	yste	ms							1
Exterior Walls			Roof									T
and No (N) If you are no	ot av		wie wi willy wi		, IC	OIIC	wing c	ond	ilions: liviain ie	s (Y) if you ar	e av	wa
Condition		маге.)		7 IL	OIIO	wing c	ond	itions: (wark re	es (Y) if you ar	e av	wa
		маге.)	Υ			wing c			es (Y) if you ar		wa
Aluminum Wiring		ware.)		N		Condi Previo	tion us F	oundation Repair			
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Conce	rning the Property at	2945 CR 258	DUBLIN	TX	76446
If the	answer to any of the it	ems in Section 3 is yes, ex	plain (attach additional sheets if	necessary):	

need (of repair, which has additional sheets if no	not been previously dis ecessary):	quipment, or system in or on closed in this notice? □ ye	s 🖸 no lf	yes, expla
					·····
Sectio	n 5. Are you (Seller) aware of any of the foll	lowing (Mark Yes (Y) if you are	e aware. M	ark No (N)
ou ar	e not aware.)				
N C	Room additions, st permits or not in cor	ructural modifications, or mpliance with building cod	other alterations or repairs ness in effect at the time.	nade withou	ıt necessa
3 D	Name of associa	ition:	es or assessments. If yes, com		
	If the Property is	or assessment for the Pro	Phone:and are: ☐ perty? ☐ yes (\$) iation, provide information abou	u no	
T T	interest with others.	If yes, complete the follow	ennis courts, walkways, or other ving: s charged?		
D	Any notices of viola use of the Property.	tions of deed restrictions	or governmental ordinances a	ffecting the	condition
<u>a</u>	Any lawsuits or other	legal proceedings directly	y or indirectly affecting the Prop	erty.	
D.	Any death on the Prunrelated to the cond	roperty except for those of lition of the Property.	deaths caused by: natural caus	ses, suicide	, or accide
D.	Any condition on the	Property which materially	affects the health or safety of a	n individual	•
6	environmental hazaro	ds such as asbestos, rado ny certificates or other	ne maintenance, made to the n, lead-based paint, urea-forma documentation identifying the d remediation or other remediat	ıldehyde, or e extent o	mold.
he ans	wer to any of the item	s in Section 5 is yes, expl	ain (attach additional sheets if r	necessary):	
.R-1406)	7-16-08 Initia	aled by: Seller:	and Buyer:,		Page 3 of 5

Section 6. Seller	Concerning the Property at	2945 CR 258	DUBLIN	TX 76446
persons who regularly provide inspections and who are either licensed as inspectors or otherw permitted by law to perform inspections? 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. 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: A princestead	Section 6. Seller	has D has not attached	a survey of the Property.	
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Proper 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	persons who regula	ly provide inspections an	d who are either licensed as	inspectors or otherwis
Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: A Homestead Senior Citizen Sisabled Senior Citizen Sisabled Senior Citizen Sisabled Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property example, an insurance claim or a settlement or award in a legal proceeding) and not used the proce or make the repairs for which the claim was made? Section 10. Does the property have working smoke detectors installed in accordance with the smeetector requirements of Chapter 766 of the Health and Safety Code? Unknown Section 10. 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.	Inspection Date Typ	e Name of Insp	pector	No. of Pages
Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: A Homestead Senior Citizen Sisabled Wildlife Management A Agricultural Sisabled Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property example, an insurance claim or a settlement or award in a legal proceeding) and not used the process of make the repairs for which the claim was made? Section 10. Does the property have working smoke detectors installed in accordance with the smetector requirements of Chapter 766 of the Health and Safety Code? Unknown On One of yes. "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 tamily 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. Iller acknowledges that the statements in this notice are true to the best of Seller's belief and that no pers lauding the broker(s), has instructed or influenced Seller to provide inaccurrate information or to omit				
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Homestead	<i>A b</i> Section 8. Check an	uyer should obtain inspection tax exemption(s) which w	ns from inspectors chosen by the i	buyer.
section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property example, an insurance claim or a settlement or award in a legal proceeding) and not used the process of make the repairs for which the claim was made? get yes no lifyes, explain: ection 10. Does the property have working smoke detectors installed in accordance with the smetector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. I winknown, 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. Iller acknowledges that the statements in this notice are true to the best of Seller's belief and that no persoluting the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit.	Homestead	☐ Senior Citize	en Disabled	ie i Toperty.
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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. Ider acknowledges that the statements in this notice are true to the best of Seller's belief and that no persoluting the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit in the statements in the source of the provide inaccurate information or to omit in the statements in the source of the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information or to omit in the provide inaccurate information in the provide inaccurate information in the provide inaccurate information in the provide inaccurate information in the provide inaccurate information in the provide inaccurate information in the provide i	*Chapter 766 of the Hea	ttach additional sheets if nec	essary):e-family dwellings to have	working smoke detectors
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eluding the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit	impairment from a license seller to install smoke de	n the dwelling is hearing-impaired ed physician; and (3) within 10 days etectors for the hearing-impaired a	i; (2) the buyer gives the seller written a after the effective date, the buyer make and specifies the locations for installation	evidence of the hearing es a written request for the n. The parties may agree
	cluding the broker(s), i	the statements in this notice has instructed or influenced	e are true to the best of Seller's to Seller to provide inaccurate in	pelief and that no persone formation or to omit an
nature of Seller Date Signature of Seller Date Printed Name: Susan Hutchins		Date	<u> </u>	Date
	.R-1406) 7-16-08	Initialed by: Seller:	and Buyer:,	Page 4 of 5

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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.

items independently measured to verify a	iny reported i	nformation.
(4) The following providers currently provide	service to the	e property:
Electric: United (00 p		Sewer: Septic
Water: W { / /		Cable: DISHNETWOIK
Trash: Cf3 Trush		Natural Gas:
Local Phone: <u>Embarg</u>	·	Propane:
this notice as true and correct and have ENCOURAGED TO HAVE AN INSPECTOR The undersigned Buyer acknowledges receip with the smoke detector requirements of Ch	e no reason OR OF YOUF of of the foregoenapter 766, Forts of Chapter	going notice and acknowledges the property complies lealth and Safety Code, or, if the property does not er 766, the buyer waives the buyer's rights to have
Signature of Buyer Printed Name:	Date	Signature of Buyer Date Printed Name: