

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE ®Texas Association of REALTORS®, Inc. 2016

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.

	8924 S US Highway 287
CONCERNING THE PROPERTY AT	Corsicana, TX 75109

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 MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller <u>V</u> is _____ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? or ______ never 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.

Item	Y	Ν	U	Item	١	1	NL		Item	Y	N	U
Cable TV Wiring	-			Liquid Propane Gas: 🖌 🖌 Pump: sump grinder		Pump: sump grinder			\checkmark			
Carbon Monoxide Det.		~		-LP Community (Captive)]	Rain Gutters	~		
Ceiling Fans	~			-LP on Property]	Range/Stove	\checkmark		\square
Cooktop	V			Hot Tub					Roof/Attic Vents	~		
Dishwasher	~			Intercom System]	Sauna		~	
Disposal	~			Microwave	•	•			Smoke Detector		V	
Emergency Escape Ladder(s)		5		Outdoor Grill		•	1		Smoke Detector - Hearing Impaired		~	
Exhaust Fans	~			Patio/Decking	~	1		1	Spa		1	\square
Fences	~			Plumbing System	~	1		1	Trash Compactor		1	
Fire Detection Equip.	~			Pool	~			1	TV Antenna		V	
French Drain		~		Pool Equipment	~	T		1	Washer/Dryer Hookup	-		
Gas Fixtures		~		Pool Maint. Accessories	~]	Window Screens	V		
Natural Gas Lines		~		Pool Heater			~		Public Sewer System		1	

Item	Y	N	U	Additional Information
Central A/C	~			<pre>electric gas number of units: 3</pre>
Evaporative Coolers			<	number of units:
Wall/Window AC Units		1		number of units:
Attic Fan(s)		~		if yes, describe:
Central Heat	~			✓ electricgas_number of units:3
Other Heat	V	5	~	if yes, describe: Fire Place ?
Oven	V		~	number of ovens:electricgasother:
Fireplace & Chimney	~			✓wood ✓gas logs mock other:
Carport	~			attachednot attached
Garage		~		attachednot attached
Garage Door Openers		~		number of units: <u> </u>
Satellite Dish & Controls				owned lease from:
Security System		~		owned lease from:
Water Heater	~			<pre>electric gas other: number of units:</pre>
Water Softener		V		owned lease from:
Underground Lawn Sprinkler	~			✓ automatic manual areas covered:
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TAR-1407)

8824 § US Highway 287 Conseming the Property at Conseming the Property built before 19787 yes								
Water supply provided by: city weil MUDco-opunknownother: Was the Property built before 19787 yesnounknown			8924 \$ US Highway 287					
Was the Property built before 19787_V yes_no_unknown (ff yes, complete, sign, and tatch TAR-1906 concerning lead-based paint hazards). (approximate) Roof Type: ConcolAre: (approximate) (approximate) Is there an overlafy roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _yes_no_unknown Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?_yes_no_fly, describe (attach additional sheets if necessary):	Concerning the Property at		Corsicana, TX 75109					
Was the Property built before 19787_V yes_no_unknown (ff yes, complete, sign, and tatch TAR-1906 concerning lead-based paint hazards). (approximate) Roof Type: ConcolAre: (approximate) (approximate) Is there an overlafy roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _yes_no_unknown Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?_yes_no_fly, describe (attach additional sheets if necessary):	Water supply provided by: V city well MUD	co-op	unknown other:					
Root Type: Connorthy: Age: (Approximate) Is there an overlay conf covering on the Property (shingles or noof covering placed over existing shingles or coof covering)? (approximate) Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? (mark Yes (Y) if you are aware and No (N) if you are aware on to (N) if you are of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are of aware.) Item Y N Basement Y N Ceilings Y N Doors Y N Electrical Systems Y N Exterior Walls Y N If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): 10 O problems Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Imem Y N Condition Y N Auminum Wing Y N Haardous or Toxic Waste Y N Inderign Conding on ther's property Y N Radon Gase Y N Indreground Storage Tanks Y <td>Was the Property built before 1978? Vyes no</td> <td>unkno</td> <td>wn</td> <td></td>	Was the Property built before 1978? Vyes no	unkno	wn					
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Previous Use of Premises for Manufacture / Single Blockable Main Drain in Pool/Hot	Historic Property Designation	\checkmark	Termite or WDI damage needing repair	V				
of Methamphetamine		1	Single Blockable Main Drain in Pool/Hot	,				
	of Methamphetamine	V	Tub/Spa*	V				

(TAR-1406) 01-01-16

Initialed by: Buyer: _____, ____ and Seller: _____, ____ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Concerning the Property at ______ Corsicana, TX 75109

If the answe	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
In the	airs bedroom - Replaced roof 1100.2016
•	
	*A single blockable main daris many success a subting entergraph berged for an individual
	*A single blockable main drain may cause a suction entrapment hazard for an individual.
Section 4.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair,
which has	not been previously disclosed in this notice?yesno If yes, explain (attach additional sheets if
necessary)	Back door and game room door need to be replaced field to
	y and repair water coming into closeb under Stairway.
	×
Section 5.	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
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: Phone: 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:
1	
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the
1	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.)
\sim	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 yes, 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 located on the Property that is larger than 500 gallons and that uses a public
_ <u>-</u>	water supply as an auxiliary water source.
1	
- <u> </u>	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
(TAR-1406)	01-01-16 Initialed by: Buyer: , and Seller: OM, Page 3 of 5
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Concerning the Prop	erty at		S US Highway 287 icana, TX 75109	
If the answer to any o	of the items in Sectior	n 5 is yes, explain (attach a	dditional sheets if necessary):	
	• • • •	· · · · · ·		
Section 6. Seller V	has has not atta	ached a survey of the Pro	perty.	
regularly provide in	spections and who		any written inspection reports fro spectors or otherwise permitted b llowing:	
Inspection Date	Туре	Name of Inspector		No. of Pages
	<u> </u>			
provider? yes _/ Section 10. Have yo insurance claim or a	no ou (Seller) ever rece a settlement or awar	eived proceeds for a cla	amage to the Property with im for damage to the Property (and not used the proceeds to mak	for example, an
Section 11.Does the requirements of Ch (Attach additional she	apter 766 of the Hea	orking smoke detectors alth and Safety Code?*	installed in accordance with the unknownnoyes. If no or u	smoke detector inknown, explain.
smoke detecto which the dwe know the build	ors installed in accord lling is located, includ	dance with the requiremending performance, location the in effect in your area, y	amily or two-family dwellings to have the building code in effect in t and power source requirements. If ou may check unknown above or co	he area in you do not
of the buyer's evidence of the the buyer mal specifies the lo	family who will reside e hearing impairment kes a written reques	e in the dwelling is hearing from a licensed physician at for the seller to install on. The parties may agree	hearing impaired if: (1) the buyer or -impaired; (2) the buyer gives the se ; and (3) within 10 days after the effe smoke detectors for the hearing-imp who will bear the cost of installing	eller written active date, paired and
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Concerning the Property at

8924 S US Highway 287 Corsicana, TX 75109

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.

Deena Marshall 8/1/17	
Signature of Seller Date	Signature of Seller Date
Printed Name: Deena Marshall	Printed Name:

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: Navarro Canty Elect. Coop	
Sewer:	
Water: M. E. N. Water Co.	
Cable: DISh	
Trash: Thomas Dispasal	
Natural Gas: ?	
Phone Company:	
Propane:	

phone #: _	903.874.7411	
phone #: _		
phone #:	903.872.1899	
phone #: _		
phone #:	903.874.5413	
phone #: _		
phone #: _		
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	Signatu	re of Buy	yer	Dat	e
Printed Name:	· · · · · · · · · · · · · · · · · · ·	Printed	-			_
					<i>y</i> .	
(TAR-1406) 01-01-16					Page 5 of	5
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