LR TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

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CONCERNING THE PR	₹0	PE	RT	Υ /	\T _	3	0701 Wali	∧ .∪	J		7	Ridge	_		
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Property? D	····						(6	appı	rox	ima	ite	er), how long since Seller has e date) or 🖸 never occu	occ ipie	qu: d (ied the
This notice does not es	rτy tab	na lish	the	ne ite	nterr ms t	ıs n o be	narked below: (M conveyed. The con	ark trac	Y€ tw	es (ill d	Y) ete), No (N), or Unknown (U).) ermine which items will & will not	con	vey	/-
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Evaporative Coolers				19	5	y.	number of units:								\dashv
Wall/Window AC Units	;			Ł		L	number of units:								\exists
Attic Fan(s)							if yes, describe:				_				ヿ
Central Heat					1		☐ electric ☐ gas	<u> </u>	nur	nbe	r	of units:			\neg
Other Heat				1_		Ш	if yes describe:								\exists
Oven				_		_	number of ovens:				(⊐ electric □ gas □ other:			7
Fireplace & Chimney				1_		Щ	□wood □gasi					k 🛘 other:		_	\exists
Carport				上		Ц	☐ attached ☐ no								٦
Garage				上		Ц.	☐ attached ☐ no	ot at	tac						7
Garage Door Openers				╄	┷	1	number of units:				n	umber of remotes:			7
Satellite Dish & Contro	<u>əlc</u>			↓_		Ц	owned leas				_				7
Security System				1	-	Ц.	☐ owned ☐ leas				_				7
Solar Panels				╁	╂	1	☐ owned ☐ leas				_	number of units			٦
Water Heater		—		6	+	1	☐ electric ☐ gas ☐ owned ☐ leas					number of units:			7
Water Softener				+	-├	╁╂╌		eu I	101	<u> </u>	_]
Other Leased Item(s)					_ <u></u>	<u>. </u>	if yes, describe:			-	_				
/TXR-1406) 02-01-18		1	initia	ıled	by: E	3uye	r:ar	id Se	ellei	r:	2	Page	. 1 _	-	_

Underground Lawn Sc	rinkle	r	y □ au	itom	natic	Ωm	anual	8	areas covered:		
Septic / On-Site Sewe	r Faci	lity	if yes	s, at	tach l	inforn	ation	Αb	areas covered: cout On-Site Sewer Facility (TXR-1	140	7)
VVater supply provided	l bv	∐ cit	v Liwell LiMi	עט	1231 C	0-00	unk unk	no	own 🗖 other:		
Was the Property built	hafni	ra 10	1782 🗍 ves 🏗 r	าก	TI HID	know	n				
(if ves complete s	sion s	and s	ittach TXR-1906	COL	ıcernı	na lei	ag-pas	ec	d paint hazards).		
Roof Type: 5/22	VZ	_(ano		Age:		لانباد	40	\overline{\overline{\sigma}} (approxin	nate	>)
is there an overlay roo	Pcov	ering	on the Property	(sh	ingles	s or re	oof co	vei	noun (approxim	or re	0
covering)? 🗆 yes 🗆	no j	⊉Efur	nknown								
Are vou (Seller) awar	e of a	anv c	of the items listed	d in	this :	Section	n 1 th	nat	t are not in working condition, that	t ha	ı۷
defects, or are need o	f repa	ir? I	⊒yes □ no lfg	yes	, desc	cribe	(attach	ı a	idditional sheets if necessary):		
	` .			·							_
Section 2. Are you	(Seli	er) a	ware of any def	fect	s or	malfi	ınctio	ns	s in any of the following?: (Mar	rk Y	16
(Y) if you are aware a	and N	lo (N) if you are not a	awa	are.)						
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Item Personant	Y	N	Item				N	1	Item Sidewalks		<u>.</u> !
Basement Coillean		×	Floors	O.	la (a \		X	-	Walls / Fences		1
Ceilings	-	K	Foundation /		io(s)		15	-	Windows Valis / Fences		
Doors	+	K	Interior Walls				츳	┨	Other Structural Components		1
Driveways	+	6	Lighting Fixtu				-45	┨	Other Structural Components		_
Electrical Systems Exterior Walls		Ø√ Ø√	Plumbing Sy	stei	ms		$\perp \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$	1			_
			Roof					J			
		items	s in Section 2 is y						litional sheets if necessary):litional sheets if necessary):litions: (Mark Yes (Y) if you are		
Section 3. Are you	(Sell	ler) a	s in Section 2 is y						litional sheets if necessary):		
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ri Brantona and Allen

revious	Use of Premises for Manufacture
the ans	mphetamine Tub/Spa* Swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	enter to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*	A single blockable main drain may cause a suction entrapment hazard for an individual.
n repai	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need r, which has not been previously disclosed in this notice? yes no If yes, explain (attack all sheets if necessary):
Section	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N)
you are	not aware.)
<u>N Y</u>	Room additions structural modifications or other attentions or renaire made without
- K	Room additions, structural modifications, or other alterations or repairs made without necessar permits, with unresolved permits, or not in compliance with building codes in effect at the time.
o À	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
/ \	Name of association:
	Name of association: Manager's name: Fees or assessments are: \$ per and are: □ mandatory □ voluntar Any unpaid fees or assessment for the Property? □ yes (\$) □ no
	Any unpaid fees or assessment for the Property? yes (\$) ono
	If the Property is in more than one association, provide information about the other association below or attach information to this notice.
□ Ø	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide
' '	interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
1	This optional doctries for continuous analysis.
o 4	Any notices of violations of deed restrictions or governmental ordinances affecting the condition use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accide unrelated to the condition of the Property.
a (t	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 us a public water supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
口欠	Any portion of the Property that is located in a groundwater conservation district or a subsident district.

		n Section 5 is ves evn	lain (attach additional choote if r	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Toection 5 is yes, exp	ain (attach additional sheets if r	ecessary):
ection 6. Selle	r 🗆 has 🗆 ha	as not attached a su	rvev of the Property.	
ection 7. Withi ersons who red	n the last 4	years, have you (Se e inspections and w	lier) received any written ins ho are either licensed as ins no If yes, attach copies and cor	spectors or otherwise
spection Date		Name of Inspecto		No. of Pages
	<u>.</u>		***	
ote: A buyer sho			s as a reflection of the current c om inspectors chosen by the bu	
	k any tax exei		Seller) currently claim for the	Property:
☐ Homestead	agement	☐ Senior Citizen☐ Agricultural	☐ Disabled☐ Disabled Veteran	
Other:	agement	— Agricultural	☐ Unknown	
make the repa	irs for which t	he claim was made?	rd in a legal proceeding) and a yes a no If yes, explain:	
etector requirer	nents of Chap	ter 766 of the Health	e detectors installed in accor and Safety Code?* available sary):	n 🗓 no 🗓 yes. If r
Chapter 766 of installed in acco	ments of Chap in. (Attach add the Health and S rdance with the n pance, location, an	ter 766 of the Health ditional sheets if necess afety Code requires one-farequirements of the building d power source requiremen	and Safety Code? Zarunknow	rorking smoke detectors the dwelling is located, le requirements in effect
Chapter 766 of installed in acco including perform in your area, you A buyer may req family who will impairment from seller to install si	the Health and Strance, location, and may check unknowire a seller to instruction and increased in the dwella licensed physicia moke detectors for	Ater 766 of the Health ditional sheets if necess afety Code requires one-fact and a surface of the building a power source requirement with above or contact your lottell smoke detectors for the ding is hearing-impaired; (2) an; and (3) within 10 days are the hearing-impaired and	and Safety Code? A unknown sary): mily or two-family dwellings to have we code in effect in the area in which ts. If you do not know the building code	rorking smoke detectors the dwelling is located, le requirements in effect is a member of the buyer's evidence of the hearing a written request for the
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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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

The following providers currently pro	ovide service to the Property:
Electric:	phone #:
Sewer:	phone #:
Water:	nhana #
Cable:	nhana #:
	nhana #:
Natural Gas:	nhana Hi
Phone Company:	nhana #
Propane:	nhono #:
Internet:	

(7) 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:	
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