

Key and Key Realty, 1104 Lois St. Kerrville TX 78028

Becky Key

Kerrville Board of REALTORS®, Inc.



SELLERS DISCLOSURE NOTICE FOR RESIDENTIAL LOT & ACREAGE

THIS FORM IS FURNISHED BY THE KERRVILLE BOARD OF REALTORS® FOR USE BY ITS MEMBERS. USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF A BOARD/ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

Concerning th	e property at: 259 CARDINAL HILL DR. W, IN	IGRAM, TX 78025
		(Property Address)
a substitute for		on of the Property as of the date signed by seller and is not ay wish to obtain. It is not a warranty of any kind by seller,
A. Mark below:	(Y) for Yes, (N) for No, (U) for Unknown	
YNU		Y N U
Pre Pre Sur Uni	cated in 100-Year Flood plain evious Flooding onto the Property evious Fires on Property rface Structures or Pits derground Storage Tanks etlands on Property seased Trees ncing isting Survey	Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Intermittent or Weather Springs Landfill Natural Gas Lines Radon Gas Propane Gas Tank
B. General Info	ormation:	cture on property
Is the Seller aw	vare of any of the following:	
YNU		
X	and driveways, whose use or responsibility for a Any encroachments, easements or similar matter Any zoning violations, nonconforming uses or we Deed restrictions or obligations affecting the Property and the Property which materially any notices of abatement or citations against the	violations of "setback" requirements. roperty. Property. affects the physical health or safety of an individual. he Property. ce payment pursuant to a claim made for damage to the
☐ X ☐ 9.	Any tax exemption(s) which you (Seller) current	ntly claim for the Property? (Ag, Wildlife, etc.)
	If yes, list: Any violent crime or death on the Property excellental unrelated to the Property. Any Homeowner's Association or maintenance. Exclusions retained by seller.	cept for those deaths caused by: Natural causes, suicide, or a fees or assessments.
KBOR Form 001 03	3/20/2014 Sellers Disclosure for Residential Lot & Acreage	Initial for identification by BuyerSeller
	Lois St. Kerryille TX 78028	Page 1 of 2 Phone: 8303157539 Fax: 8302387541 259 Cardinal Hill

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

		+h			
C. Utilities Available Mark below: (Y) for Yes, (N) for No, (U	J) for Unkno	wn		p.	
YNU	,				
Water System Natural Gas Propane Gas Electric	City	Well	Private/Central		
Telephone Sewer System Cable T V None Other	City	Seption			
		□Vaa	□No	☐Yes	□No
IF WELL ON PROPERTY: Well Log Is well functioning as intended? In no, explain:	Yes	☐ Yes ☐ No	☐ No Well Agreement ☐ Unknown		
Is well functioning as intended?	Yes te TAR Form	No 1407 (Informis notice ar	mation About On-site Sewage Fa	cility)	that no person
Is well functioning as intended? In no, explain: IF SEPTIC ON PROPERTY: Completed SELLER acknowledges that the state including the broker(s), has instructed.	Yes te TAR Form	n 1407 (Informis notice arnced Seller	mation About On-site Sewage Fa	cility)	that no person
Is well functioning as intended? In no, explain: IF SEPTIC ON PROPERTY: Complete SELLER acknowledges that the state including the broker(s), has instructed information. Signature of Seller	Yes te TAR Form	n 1407 (Informis notice arnced Seller	mation About On-site Sewage Fa e true to the best of the Seller's to provide inaccurate information	cility)	that no persor
Is well functioning as intended? In no, explain: IF SEPTIC ON PROPERTY: Complete SELLER acknowledges that the state including the broker(s), has instructed information.	Yes te TAR Form	No 1407 (Informis notice arniced Seller 21 Date	mation About On-site Sewage Fa e true to the best of the Seller's to provide inaccurate information	cility)	that no persor
Is well functioning as intended? In no, explain: IF SEPTIC ON PROPERTY: Complete SELLER acknowledges that the state including the broker(s), has instructed information. Signature of Seller KRISTEN DEMERS	Tes te TAR Form tements in the dor influence 7.30 Residential true and conspections	No 1407 (Information notice are noticed Seller 21 Date Lots & Acresorrect and her of Your	mation About On-site Sewage Fa e true to the best of the Seller's to provide inaccurate information Signature of Seller Printed Name of Seller age was completed by Seller a lave no reason to believe it to b CHOICE INSPECT THE PROPE	cility) belief and to orr n or to orr	Date that no person it any materia
Is well functioning as intended? In no, explain: IF SEPTIC ON PROPERTY: Complete SELLER acknowledges that the state including the broker(s), has instructed information. Signature of Seller KRISTEN DEMERS Printed Name of Seller This Seller's Disclosure Notice for the brokers have relied on this notice as ARE ENCOURAGED TO HAVE AN I	Tes te TAR Form tements in the dor influence 7.30 Residential true and conspections	No 1407 (Information notice are noticed Seller 21 Date Lots & Acresorrect and her of Your	mation About On-site Sewage Fa e true to the best of the Seller's to provide inaccurate information Signature of Seller Printed Name of Seller age was completed by Seller a lave no reason to believe it to b CHOICE INSPECT THE PROPE	cility) belief and to orr n or to orr	Date
Is well functioning as intended? In no, explain: IF SEPTIC ON PROPERTY: Complete SELLER acknowledges that the state including the broker(s), has instructed information. Signature of Seller KRISTEN DEMERS Printed Name of Seller This Seller's Disclosure Notice for the brokers have relied on this notice as ARE ENCOURAGED TO HAVE AN I	Tes te TAR Form tements in the dor influence 7.30 Residential true and conspections	No 1407 (Information notice are noticed Seller 21 Date Lots & Acresorrect and here or Your the foregoing	mation About On-site Sewage Fa e true to the best of the Seller's to provide inaccurate information Signature of Seller Printed Name of Seller age was completed by Seller a lave no reason to believe it to b CHOICE INSPECT THE PROPE	cility) belief and to orr n or to orr	that no person it any material Date



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Concerning the property at: 245 CARDINAL HILL R	RD W, INGRAM, TX 78025 (Property Address)
This notice is a Disclosure of Seller's knowledge of the a substitute for any inspections or warranties the purch seller's agent, or any other agent.	condition of the Property as of the date signed by seller and is not haser may wish to obtain. It is not a warranty of any kind by seller,
A. Mark below: (Y) for Yes, (N) for No, (U) for Unknown	*
Y N U	Y N U
Located in 100-Year Flood plain Previous Flooding onto the Property Previous Fires on Property Surface Structures or Pits Underground Storage Tanks Wetlands on Property Diseased Trees Fencing Existing Survey If you answered yes to any of the above, please explain B. General Information: Is the Seller aware of any of the following:	Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Intermittent or Weather Springs Landfill Natural Gas Lines Radon Gas Propane Gas Tank
YNU	
and driveways, whose use or responsib 2. Any encroachments, easements or simi 3. Any zoning violations, nonconforming use 4. Deed restrictions or obligations affecting 5. Any lawsuits directly or indirectly affecting 6. Any condition on the Property which ma 7. Any notices of abatement or citations again. 8. Have you (Seller) ever collected any in	ses or violations of "setback" requirements. g the Property. ng the Property. aterially affects the physical health or safety of an individual.
9. Any tax exemption(s) which you (Seller)	currently claim for the Property? (Ag, Wildlife, etc.)
accidental unrelated to the Property.	erty except for those deaths caused by: Natural causes, suicide, or
 11. Any Homeowner's Association or mainte 12. Exclusions retained by seller. 	enance lees or assessments.

KBOR Form 001 03/20/2014 Sellers Disclosure for Residential Lot & Acreage

Initial for identification by Buyer,

If you answered yes to any of the above, please explain:	by neighboring Ranch - nice owners
driveney is a deeded ease	ment up the hill
C. Utilities Available Mark below: (Y) for Yes, (N) for No, (U) for Unknown	
YNU	
Water System City W	ell Private/Central
Propane Gas Electric	
Telephone Sewer System City . Se	eptic
None	es and the second secon
IF WELL ON PROPERTY: Well Log available Is well functioning as intended?	
15 Well lullollollollollollollollollollollolloll	
In no, explain: new pump in 2019, we well but rarely used beyon	and fostering wildlife
IF SEPTIC ON PROPERTY: Complete TAR Form 1407 (I	
SELLER acknowledges that the statements in this notic including the broker(s), has instructed or influenced Se information.	e are true to the best of the Seller's belief and that no person ller to provide inaccurate information or to omit any materia
Ano 7/29/21	Ellen lams 07-29-2
Signature of Seller Date	Signature of Seller Date
GRANT DEMERS	ELLEN DEMERS
Printed Name of Seller	Printed Name of Seller
brokers have relied on this notice as true and correct a	Acreage was completed by Seller as of the date signed: The nd have no reason to believe it to be false or inaccurate: YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING
The undersigned Buyer acknowledges receipt of the foreg	going notice.
Signature of Buyer Date	Signature of Buyer Date
•	× .
Printed Name of Buyer	Printed Name of Buyer

Concerning the Property at 245 CARDINAL HILL RD W, INGRAM, TX 78025

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