



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.

CONCERNING THE PROPERTY AT

1530 FM 2268

Salado, TX 76571

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 is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) 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	N	U
Cable TV Wiring	☒	☐	☐
Carbon Monoxide Det.	☐	☐	☐
Ceiling Fans	☒	☐	☐
Cooktop	☒	☐	☐
Dishwasher	☒	☐	☐
Disposal	☒	☐	☐
Emergency Escape Ladder(s)	☐	☐	☐
Exhaust Fans	☒	☐	☐
Fences	☒	☐	☐
Fire Detection Equip.	☒	☐	☐
French Drain	☒	☐	☐
Gas Fixtures	☒	☐	☐
Natural Gas Lines	☐	☒	☐

Item	Y	N	U
Liquid Propane Gas:	☒	☐	☐
-LP Community (Captive)	☐	☐	☐
-LP on Property	☐	☐	☐
Hot Tub	☒	☐	☐
Intercom System	☐	☐	☐
Microwave	☒	☐	☐
Outdoor Grill	☐	☒	☐
Patio/Decking	☒	☐	☐
Plumbing System	☒	☐	☐
Pool	☒	☐	☐
Pool Equipment	☒	☐	☐
Pool Maint. Accessories	☒	☐	☐
Pool Heater	☒	☐	☐

Item	Y	N	U
Pump: sump grinder	☐	☐	☐
Rain Gutters	☒	☐	☐
Range/Stove	☒	☐	☐
Roof/Attic Vents	☒	☐	☐
Sauna	☒	☐	☐
Smoke Detector	☒	☐	☐
Smoke Detector - Hearing Impaired	☐	☐	☐
Spa	☒	☐	☐
Trash Compactor	☐	☐	☐
TV Antenna	☐	☐	☐
Washer/Dryer Hookup	☒	☐	☐
Window Screens	☒	☐	☐
Public Sewer System	☐	☒	☐

Item	Y	N	U	Additional Information
Central A/C	☒	☐	☐	electric gas number of units: <u>6 all new units</u>
Evaporative Coolers	☐	☒	☐	number of units:
Wall/Window AC Units	☐	☒	☐	number of units:
Attic Fan(s)	☐	☐	☐	if yes, describe:
Central Heat	☒	☐	☐	electric gas number of units: <u>6</u>
Other Heat	☐	☐	☐	if yes, describe: <u>7 fire places</u>
Oven	☒	☐	☐	number of ovens: electric gas other:
Fireplace & Chimney	☒	☐	☐	<u>wood</u> <u>gas logs</u> mock other:
Carport	☒	☐	☐	attached <u>not attached</u>
Garage	☒	☐	☐	attached <u>not attached</u>
Garage Door Openers	☒	☐	☐	number of units: number of remotes:
Satellite Dish & Controls	☒	☐	☐	owned leased from:
Security System	☒	☐	☐	<u>owned</u> leased from:
Solar Panels	☒	☐	☐	<u>owned</u> leased from: <u>for swimming pool</u>
Water Heater	☒	☐	☐	<u>electric</u> gas other: number of units:
Water Softener	☒	☐	☐	<u>owned</u> leased from:
Other Leased Items(s)	☐	☐	☐	if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: PH CSH

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First Texas Brokerage Company, 19000 297 Salado TX 76571
 Ryan Hodge

Produced with Lend Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N-1 1.35 www.lendwolf.com

Phone: 214-312-255

Fax:

1530 FM 2268

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Salado, TX 76571

Underground Lawn Sprinkler	☒	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	☒	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: city well MUD co-op unknown other:Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: metal Age: 3 years and 12 years (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknownAre 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 If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	<u>N/A</u>	
Ceilings		☒
Doors		☒
Driveways	☒	
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors	☒	
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

same wood floors with scratches, cracks being repaired in concrete driveway

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.)

Condition	Y	N
Aluminum Wiring		☒
Asbestos Components		☒
Diseased Trees: oak wilt		☒
Endangered Species/Habitat on Property		☒
Fault Lines (<u>Balcone Fault 1/2 mile away</u>)	☒	
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs	☒	
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Foundation Repairs	☒	
Previous Roof Repairs		☒
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Radon Gas		☒
Settling	☒	
Soil Movement	☒	
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Damage Not Due to a Flood Event		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Previous Fires		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain In Pool/Hot Tub/Spa		☒

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: C.H. P.H.

Produced with Lone Wolf Transactions (2010 Form 5d/10) 281 Shearson Dr. Cambridge, Ontario, Canada N1T 1J5

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1530 FM 2268

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Concerning the Property at _____

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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

In hot summers the soil sometimes cracks. The other side of the house has settled slightly so we had the foundation repaired. The driveway has repaired cracks which are usually very small.

*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? ☐ yes ☐ no If yes, explain (attach additional sheets if necessary):

We have replaced all such items before listing the house for sale.

Section 5. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage (if yes, attach TXR 1414).
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1408) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

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Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ yes ☐ no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☐ no If yes, explain (attach additional sheets as necessary):

Section 8. 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, with unresolved 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: _____
- ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the 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.)
- ☒ 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 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.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(TXR-1406) 09-01-19

Initiated by: Buyer: _____, _____ and Seller: _____

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1530 FM 2268

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Concerning the Property at _____

1530 FM 2268
Salado, TX 76571Section 9. Seller has ☒ has not attached a survey of the Property.Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

 Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes ☒ noSection 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes ☒ no If yes, explain: _____Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no yes. If no or unknown, explain.(Attach additional sheets if necessary): we do have smoke detectors, but are unsure of the 766 code.

*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.

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.

Signature of Seller

Date

Signature of Seller

Date

Printed Name:

Printed Name:

(TXR-1406) 09-01-19

Initialed by: Buyer: _____

and Seller: _____

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Concerning the Property at _____

1530 FM 2268
Salado, TX 76571**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 <https://publicsite.dps.texas.gov/SexOffenderRegistry>. 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.
- (6) The following providers currently provide service to the Property:

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

- (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: _____	

(TXR-1406) 09-01-19

Initialed by: Buyer: _____

and Seller: _____

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INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

1530 FM 2268

Salado, TX 76571

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: one on North Side of House
11 South is the 12 ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 12 years North, So. installed in 1996 ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? approx. 5 years
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
not in our files
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller CH BW

Page 1 of 2

First Texas Brokerage Company, P.O. Box 297 Salado, TX 76571
Ryan HodgePhone: 254-541-3255 Fax: _____
Produced with Lare Wolf Transactions (zipForm Edition) 201 Sharnson Ct. Cambridge, Ontario, Canada N1T 1J5 www.lwoz.com

1530 FM 2268

(19)

Information about On-Site Sewer Facility concerning

1530 FM 2268

Salado, TX 76571

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller
Billie Hanks Jr.

Date

Signature of Seller
Carol Anne Hanks

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

FIRST TEXAS BROKERAGE CO	470284	ryan@efirsttexas.com	(254)947-5577
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Ryan Hodge	470284	ryan@efirsttexas.com	(254)947-5577
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/			
Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

First Texas Brokerage Company, PO Box 277 Malone TX 76661

Ryan Hodge

Produced with Long Wolf Transactions (c)2014 Edition 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 254-512-1155

Fax:

www.lwof.com

IABS 1-0 Date

1590 FNT 2268



SELLER'S ESTIMATED NET PROCEEDS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS, INC. IS NOT AUTHORIZED.
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The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.

Seller: Billie Hanks Jr., Carol Anne Hanks

Address: 1101 S Bryant Blvd, San Angelo, TX 76903

Anticipated Closing Date: _____

Estimated Annual Property Taxes: \$ _____

Estimated Annual Maintenance Fees: \$ _____

Buyer's Anticipated Financing: ☒ Conventional ☐ VA ☐ FHA ☐ USDA ☐ Reverse Mortgage
☐ Assumption ☐ Owner ☐ Cash

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Estimated Costs

Attorney's Fees / Doc. Prep.	<u>250.00</u>
Brokers' Fees <u>5.000</u> %	<u>400,000.00</u>
Condo. Transfer Fee	_____
Courier & Express Mail Fees	_____
Escrow Fee (one-half)	<u>475.00</u>
Prorations*:	_____
Taxes Prorated for _____ days	_____
Interest (Assumptions)**	_____
Maintenance Fees	_____
Assessments	_____
Rents	_____
Recording Fees	<u>100.00</u>
Repairs Required by Buyer	_____
Repairs Required by Lender	_____
Residential Service Contract	<u>2,000.00</u>
Seller Allowances or FHA/VA	_____
Nonallowables (Para. 12)	_____
Survey Fee	<u>2,500.00</u>
Tax Certificate Fee	_____
Title Policy - Owner's	<u>45,000.00</u>
Wiring Fees	_____
NOT INCLUDING	_____
PROPERTY TAXES	_____

Total Estimated Costs \$450,325.00

Estimated Proceeds to Seller: \$8,750,000.00
Sales Price 8,000,000.00
Less Estimated Costs (450,325.00)
Less Estimated Loan Payoff ()

Estimated Net Proceeds: 7,549,675.00

After Closing Refunds

Estimated Unused Insurance _____
Estimated Escrow Balance _____

Total Estimated Refunds: _____

Note: Seller may be required to pay some costs directly to the service providers before closing.

Prepared by: _____

* Prorations are calculated through the closing date.

** Interest is prorated only in assumption transactions.

(TXR-1935) 02-01-18

Seller's Initials to acknowledge receipt: _____

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First Texas Brokerage Company, PO Box 297 Salado TX 76571

Ryan Hodge

Phone: 254-511-2155 Fax: _____
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