



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 the property at: **1597 FM 1340, HUNT, TX 78024**

(Property Address)

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 purchaser may wish to obtain. It is not a warranty of any kind by seller, seller's agent, or any other agent.

A. Mark below: (Y) for Yes, (N) for No, (U) for Unknown

Y N U

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|----------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Located in 100-Year Flood plain | <i>Lower portion</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Previous Flooding onto the Property | <i>" "</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous Fires on Property | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Surface Structures or Pits | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Underground Storage Tanks | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wetlands on Property | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Diseased Trees | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fencing | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing Survey | |

Y N U

- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Endangered Species/Habitat on Property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fault Lines |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hazardous or Toxic Waste |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Intermittent or Weather Springs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landfill |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Natural Gas Lines |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Radon Gas |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Propane Gas Tank |

If you answered yes to any of the above, please explain:

Partially fenced
MAP AVAILABLE - Survey Pending

B. General Information:

Is the Seller aware of any of the following:

Y N U

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Features of the property shared in common with adjoining landowners such as walls, roofs, fences, wells, and driveways, whose use or responsibility for maintenance may have an effect of the Property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Any encroachments, easements or similar matters that may affect the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Any zoning violations, nonconforming uses or violations of "setback" requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Deed restrictions or obligations affecting the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Any lawsuits directly or indirectly affecting the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Any condition on the Property which materially affects the physical health or safety of an individual. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Any notices of abatement or citations against the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Have you (Seller) ever collected any insurance payment pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?
If yes, please explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Any tax exemption(s) which you (Seller) currently claim for the Property? (Ag, Wildlife, etc.)
If yes, list: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Any Homeowner's Association or maintenance fees or assessments. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Exclusions retained by seller. |

If you answered yes to any of the above, please explain:

There is common Easement by HOA for access to lower portion.
DEED RESTRICTIONS PROVIDED UPON request
ANNUAL HOA ASSESSMENT PLUS OCCASIONAL SPECIAL Assessment

C. Utilities Available

Mark below: (Y) for Yes, (N) for No, (U) for Unknown

Y N U

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water System	<input type="checkbox"/>	City	<input type="checkbox"/>	Well	<input type="checkbox"/>	Private/Central
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Gas						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Gas						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric <u>available</u>						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer System	<input type="checkbox"/>	City	<input type="checkbox"/>	Septic		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable T V						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____						

IF WELL ON PROPERTY: Well Log available ☐ Yes ☐ No Well Agreement ☐ Yes ☐ No

Is well functioning as intended? ☐ Yes ☐ No ☐ Unknown

In no, explain: _____

IF SEPTIC ON PROPERTY: Complete TAR Form 1407 (Information About On-site Sewage Facility)

SELLER acknowledges that the statements in this notice are true to the best of the 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.

Deborah Detering 4-6-22
Signature of Seller Date Signature of Seller Date

DEBORAH DETERING

Printed Name of Seller

Printed Name of Seller

This Seller's Disclosure Notice for Residential Lots & Acreage 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 PRIOR TO CLOSING.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date Signature of Buyer Date

Printed Name of Buyer

Printed Name of Buyer