

TEXAS REALTORS

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 PR	OPE	RTY	Y AT						Ch		Ave I	NW X 79201				
THIS NOTICE IS A AS OF THE DATE WARRANTIES THE B SELLER'S AGENTS, OI	DISC SIG UYE	NED R N	SUR B MAY	RE C	ELI SH	LER TO	2 0	AND IS NOT A	SE S	OF UBS	THE	CONDITION TE FOR A	NY INSPECTIO	NS	OF	3
X								. If unoccupied ((by ppr	Sell oxim	er), h	ow long sir date) or _	nce Seller has o never occupi	occu ed	pied the	
Section 1. The Proper	ty h	as tl stabl	he it	tems he ite	ma ms	arke to be	ed k	pelow: (Mark Yes enveyed. The contrac	(Y), ct wi	No Il det	(N), o	r Unknown (which items v	U).) vill & will not convey	<i>'</i> .		
Item	Υ	N	U] [Ite	m		70. (17. 17.)	Υ	N	U	Item		Υ	N	U
Cable TV Wiring	X			1 1			al G	Sas Lines	V	-			sump grinder	i i	X	
Carbon Monoxide Det.	X			1 1	Fu	el G	Gas	Piping:	^		V	Rain Gutte			/\	
Ceiling Fans	X			1 1				n Pipe			V	Range/Sto		V		
Cooktop		X			-C	орр	oer	- 132 - 27 2			χ	Roof/Attic		Ŷ		
Dishwasher	X							ted Stainless bing			X	Sauna			X	
Disposal		X		1	Н	ot Tı	ub	The Royal Control		X		Smoke De	tector	X		
Emergency Escape Ladder(s)		χ			In	terc	om	System		X		Smoke De Impaired	tector - Hearing		γ	
Exhaust Fans		X	T	1	М	icro	wa	ve	X			Spa			X	-
Fences	TX	1		1	0	utdo	oor	Grill	1	X		Trash Cor	npactor		Ŷ	
Fire Detection Equip.	7	X		7	Pa	atio/	/De	cking	X			TV Antenr			1	
French Drain		X	1		PI	umb	bing	System	X	5,		Washer/D	ryer Hookup	X	1	100
Gas Fixtures	X	1			P	loc				X		Window S		V		
Liquid Propane Gas:	11/2	X			P	loc	Εqι	ipment		X		Public Ser	wer System	X		
-LP Community (Captive)		X			P	l loc	Mai	nt. Accessories		X						
-LP on Property		X			P	ool l	Hea	ater		X						-
						,								2		
Item	Mary 1		Man	Y	N	U	ı	. (onal Informa	ition			
Central A/C				X	.,	_	4		nu	mbe	r of ur	nits:				
Evaporative Coolers		315	110	1	X	\perp	-	number of units:								
Wall/Window AC Units		à.	No.		X	_	-	number of units: _								
Attic Fan(s)				1,	X			f yes, describe:								
Central Heat				X				electric X gas	nu	mbe	r of ur	nits:/				
	Other Heat				X		_	f yes, describe:				- 12		Y.		
Oven				X				number of ovens:			✓ ele	ctric gas	other:			
Fireplace & Chimney				X				wood gas lo	_	_	ock_	other:				
Carport				X		_	1			ache			F Translate			
Garage				X,		1			t att	ache	ed					
Garage Door Openers				X	1			number of units:			/	number of	remotes:			
Satellite Dish & Contro	Is			,	X			ownedlease		_			1-17/11/2011			
Security System					X			ownedleas	ed f	rom:						
(TXR-1406) 07-10-23			Init	ialed	by:	Buy	er:		and	Selle	er: M	U.Kr)	Page	10	f 7

Chad Holland Real Estate, PO Box 541 Childress TX 79201 Camie Holland

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904 AVE L NW,

Solar Panels		Y	own	had	leased fro	m.					
Water Heater	V	7 7	elec	_	•	her:	_		number of units:	2	_
Water Softener	/	V X	owr		leased from		-		number of units.		_
Other Leased Items(s)) if	_					-		_	_
Underground Lawn Sprinkler		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	if yes, describe:								
Septic / On-Site Sewer Facility		if if	automatic manual areas covered if yes, attach Information About On-Site Sewer Facility (TXR-1407)								
)	
Water supply provided by: \(\subseteq \text{city} \) Was the Property built before 19 (If yes, complete, sign, and a Roof Type: \(\text{mypts} \) Is there an overlay roof cover covering)? \(\text{yes} \subseteq \text{no} \) unknown are you (Seller) aware of any defects, or are need of repair?	ttach ttach ng on own	TXR-1906 co	unk ncerr ty (sl	ning le Age: _ hingle	ead-based pes or roof	cove	t ha	azar g p	rds), #S (approximate of the condition		
Section 2. Are you (Seller)	ware	of any def	ects	or r	malfunction	ns i	in	any	of the following? (Mark Y	es	(Y)
if you are aware and No (N) if y	ou ar	e not aware.)			V	l N	7	Ite-	V	NI.
Basement	1					Υ	N	+	Item Sidewalks	Υ	N
Ceilings			Floors Foundation / Slab(s)			100	H	-			+
Doors	1	Interior W		iau(s)		- 115	H	+	Walls / Fences		H
Driveways	1			00	T. Congress	1	H	-	Windows		
Electrical Systems		Lighting F						+	Other Structural Components		,
Exterior Walls		Plumbing	Syst	ems			1	-	7		
Section 3. Are you (Seller)		e of any of	f the	e foll	owing cor		ion	s?	(Mark Yes (Y) if you are		are
and No (N) if you are not awar	e.)				owning con	nditi				aw	
	Condition					N.		7/			
Aluminum Wiring				N	Conditio	n	110			aw	N
Asbestos Components			Υ	N	Condition Radon G	n					
			Y	N	Condition Radon G Settling	on Bas			AND THE STATE OF T		
Diseased Trees:oak wilt	Prope	ertv	Y	N	Condition Radon G Settling Soil Move	as eme	ent	ıctı	ure or Pite		
Diseased Trees: oak wilt Endangered Species/Habitat on	Prope	erty	Y	N	Condition Radon G Settling Soil Move Subsurfa	eme	ent		are or Pits		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines	Prope	erty	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergree	eme	ent Str	tora	age Tanks		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste	Prope	erty	Y	N	Condition Radon G Settling Soil Mov Subsurfa Undergro Unplatted	eme	ent Street	tora me	nge Tanks nts		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage	Prope	orty	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergree Unplatter Unrecord	eme	ent Stradd S	tora me sen	age Tanks nts nents		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs	Prope	erty	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergree Unplattee Unrecord Urea-ford	eme ace sound d Ea ded male	ent Strod S ase Ea	tora me sen	age Tanks nts nents e Insulation		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill			Y	N	Condition Radon G Settling Soil Move Subsurfa Undergre Unplatted Unrecord Urea-ford Water Da	eme ace sound d Ea ded male	ent Stri d S ase Ea del	me sen nyde No	age Tanks ints inents is Insulation t Due to a Flood Event		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Base	d Pt. F		Y	N	Condition Radon G Settling Soil Mov Subsurfa Undergra Unplattea Unrecord Urea-ford Water Da Wetlands	eme eace Sound ound Ea dded mald ama	ent Stri d S ase Ea del	me sen nyde No	age Tanks ints inents is Insulation t Due to a Flood Event		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Base Encroachments onto the Proper	d Pt. H	Hazards	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergra Unplatted Unrecord Urea-ford Water Day Wetlands	emedace Sace Sace Sace Sace Sace Sace Sace S	ent Stradd S ase Ea del	me sen nyde No	age Tanks ints hents e Insulation t Due to a Flood Event erty		
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Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Base Encroachments onto the Proper	d Pt. H	Hazards	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergree Unplattee Unrecord Urea-form Water Da Wetlands Wood Re Active in destroyin	eme bases bund d Ea ded make ama s on ot fest	ent Strad S ase Ea del age	me sem yde No ope	age Tanks ints inents is Insulation it Due to a Flood Event erty of termites or other wood		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Base Encroachments onto the Proper Improvements encroaching on o	d Pt. H	Hazards	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergre Unplattee Unrecord Urea-ford Water Da Wetlande Wood Re Active in destroyin	eme eace Sound d Eachded malded amas on ot ffest ing ir	ent Strid S ase Ea deh age	me sen nyde No ope on c	age Tanks ints inents is Insulation it Due to a Flood Event erty of termites or other wood (WDI) it for termites or WDI		
Diseased Trees: oak wilt Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Base Encroachments onto the Proper Improvements encroaching on o	d Pt. H	Hazards	Y	N	Condition Radon G Settling Soil Move Subsurfa Undergre Unplattee Unrecord Urea-ford Water Da Wetlande Wood Re Active in destroyin	eme ace sound d East ded mald amass on ot fest fest tre	Strase Sase Eadel del del age ationse atm	me sen nyde No ope on c	age Tanks ints inents is Insulation it Due to a Flood Event erty of termites or other wood (WDI)		

Initialed by: Buyer: _ and Seller: MN, DV Chad Holland Real Estate, PO Box 541 Childress TX 79201 Phone: 8062050352 Fax:
Camie Holland Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Concerning	the	Property	at

Previous Roof Repairs			Termite or WDI damag	ne needing renair	TIX
Previous Other Structural F	Repairs		Single Blockable Main		7
		X	Tub/Spa*		
Previous Use of Premises of Methamphetamine	for Manufacture	X			
If the answer to any of the	items in Section 3 is yes	s, explain (a	ttach additional sheets if	necessary):	
			14		
	drain may cause a suction			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	1- 1-
Section 4. Are you (Sel of repair, which has no additional sheets if necess	iot been previously d	disclosed i	n this notice? yes	n the Property that no If yes, exp	is in need lain (attach
			E A I		
Section 5. Are you (Sel check wholly or partly as	ller) aware of any of s applicable. Mark No (the follow	ing conditions?* (Mark	Yes (Y) if you are	aware and
Y N		,,, ,, , ou u.	o not aware.		
	insurance coverage.				
		or breach	of a reservoir or a cor	ntrolled or emergency	rologeo of
water from a r		or breach	or a reservoir or a cor	itrolled of efficigeticy	release of
Previous flood	ding due to a natural floo	d event.			
Previous wate	er penetration into a struc	cture on the	Property due to a natural	flood.	
Locatedwh	holly partly in a 10 or AR).	00-year floo	dplain (Special Flood H	azard Area-Zone A, \	/, A99, AE,
Located wh	holly partly in a 500	-year floodp	lain (Moderate Flood Haz	ard Area-Zone X (shad	led)).
Located wh	holly partly in a floor	dway.			
Located wh	holly partly in a floor	d pool.			
Located wh	holly partly in a rese	ervoir.			
If the answer to any of the	above is yes, explain (a	ttach additio	onal sheets as necessary)):	
*If Buyer is concerne	ed about these matters	, Buyer ma	y consult Information A	bout Flood Hazards (TXR 1414).
For purposes of this notice					
wnich is designated as a	Zone A. V. A99. AE. AO. I	AH. VE. or A	ied on the flood insurance ra R on the map; (B) has a c clude a regulatory floodway,	one percent annual chance	hazard area, se of flooding,
"500-year floodplain" me area, which is designate	eans any area of land that	: (A) is ident (shaded); an	ified on the flood insurance d (B) has a two-tenths of c	rate man as a moderate	e flood hazard se of flooding,
"Flood pool" means the a subject to controlled inun	area adjacent to a reservoi adation under the managen	r that lies abo	ove the normal maximum op nited States Army Corps of E	erating level of the reserv Engineers.	oir and that is
(TXR-1406) 07-10-23	Initialed by: Buyer:		and Seller: MW	KW	Page 3 of 7
Chad Holland Real Estate, PO Box 541 Childr			Phone: 8062050352	Fax:	904 AVE L NW,

"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.

Section provider	for delay the runoff of water in a designated surface area of land. 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance, including the National Flood Insurance Program (NFIP)?* yes no
A Maria	
Even risk,	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Adminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional s necessary):
	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) to not aware.)
YN	
-+	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:
	Fees or assessments are: \$ per and are: mandatory voluntary
	Manager's name:
	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.
(TXR-140	16) 07-10-23 Initialed by: Buyer:, and Seller: M, Page 4 of 7

Fax:

Concerning the Pro	perty at		904 Ave L NW Childress, TX 79201		
1	roperty is located	in a propane gas system	m service area owned	d by a propane d	istribution system
Any po	ortion of the Pro	operty that is located in	a groundwater cons	servation district	or a subsidence
		ection 8 is yes, explain (att	ach additional sheets it	necessary):	
		907			
persons who re	gularly provide	vears, have you (Sellinspections and who itions?yes \(\sqrt{n} \) no If	are either license	ed as inspector	s or otherwise
Inspection Date	Туре	Name of Inspector			No. of Pages
	1 1 1 1 1 1				
with any insurance Section 12. Have example, an insu	e provider? ye you (Seller) e urance claim or	ver filed a claim for comes in no es in no es in no ever received proceed a settlement or award claim was made?yes	s for a claim for in a legal proceed	damage to thing) and not us	e Property (for
detector requiren	nents of Chapte	have working smoke er 766 of the Health a nal sheets if necessary):	detectors installed and Safety Code?*	in accordance unknownr	with the smoke
installed in ac including perfo	ccordance with the rormance, location, ar	afety Code requires one-fam requirements of the building nd power source requirement own above or contact your loo	code in effect in the areas. s. If you do not know the b	a in which the dwell building code require	ing is located,
family who wi impairment fro seller to instal	ill reside in the dwel om a licensed physici Il smoke detectors fo	stall smoke detectors for the I Illing is hearing-impaired; (2) ian; and (3) within 10 days afte or the hearing-impaired and s the smoke detectors and whi	the buyer gives the seller the effective date, the buyer gives the locations for	er written evidence uyer makes a written installation. The part	of the hearing request for the
(TXR-1406) 07-10-23	Initia	lled by: Buyer:, ,	and Seller: MN	.en	Page 5 of 7

ress TX 79201 Phone: 8062050352 Fax:
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904 AVE L NW,

- oricerning the p	ave L NW s, TX 79201
Seller acknowledges that the statements in this notice are true to the including the broker(s), has instructed or influenced Seller to promaterial information.	
	My Nelson 9-11-2. Date
Printed Name: Mayous Nelson Printed Nam	ne: Yimberly NYSON
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a database determine if registered sex offenders are located in certain zip https://publicsite.dps.texas.gov . For information concerning paneighborhoods, contact the local police department.	n code areas. To soorch the detabase visit
(2) If the Property is located in a coastal area that is seaward of the feet of the mean high tide bordering the Gulf of Mexico, the Property of the Dune Protection Act (Chapter 61 or 63, Natural Reconstruction certificate or dune protection permit may be required local government with ordinance authority over construction information.	roperty may be subject to the Open Beaches sources Code, respectively) and a beachfront red for renairs or improvements. Contact the
(3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hail insurequired for repairs or improvements to the Property. For Regarding Windstorm and Hail Insurance for Certain Property Department of Insurance or the Texas Windstorm Insurance Associated	e Property may be subject to additional rance. A certificate of compliance may be more information, please review <i>Information erties</i> (TXR 2518) and contact the Texas
(4) This Property may be located near a military installation and ma compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located	to high noise and compatible use zones is one Study or Joint Land Use Study prepared website of the military installation and of the
(5) If you are basing your offers on square footage, measurement items independently measured to verify any reported information.	ents, or boundaries, you should have those
(6) The following providers currently provide service to the Property:	
Electric: FRONTIER	phone #:
Sewer: () +y	phone #:
Water: City	phone #:
Cable:	phone #:

(TXR-1406) 07-10-23

Propane:

Internet:

Trash:

Natural Gas:

Phone Company:

Initialed by: Buyer:

and Seller: MN

phone #:

phone #:

phone #:

phone #:

phone #:

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Concerning the Property at	Concerning	the	Property	at				
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(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) 07-10-23

Initialed by: Buyer:

and Seller: MN