

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.

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CONCERNING THE PROPERTY AT Atlanta, TX 75551													
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 or	ccup	ying	the		perty. If unoccupied (by Selle approximate date) or nev			_		nce Seller has occupied the P e Property	rop	erty	?
					s marked below: (Mark Yes					Unknown (U).) which items will & will not convey	'.		
Item	Υ	N	U		Item	Υ	N	U		Item	Υ	N	l
Cable TV Wiring					Liquid Propane Gas:					Pump: sump grinder			
Carbon Monoxide Det.					-LP Community (Captive)					Rain Gutters			
Ceiling Fans					-LP on Property					Range/Stove			

Item	Υ	N	U	Item
Cable TV Wiring				Liquid Propane Gas:
Carbon Monoxide Det.				-LP Community (Captive)
Ceiling Fans				-LP on Property
Cooktop				Hot Tub
Dishwasher				Intercom System
Disposal				Microwave
Emergency Escape				Outdoor Grill
Ladder(s)				
Exhaust Fans				Patio/Decking
Fences				Plumbing System
Fire Detection Equip.				Pool
French Drain				Pool Equipment
Gas Fixtures				Pool Maint. Accessories
Natural Gas Lines				Pool Heater

Item			Υ	N	U
Pump: sun	np _	_ grinde	r		
Rain Gutters					
Range/Stove					
Roof/Attic Ver	nts				
Sauna					
Smoke Detec	tor				
Smoke Detec	tor -	Hearing			
Impaired					
Spa					
Trash Compa	ctor				
TV Antenna					
Washer/Dryer	Hoo	okup			
Window Scree	ens	·			
Public Sewer	Syst	em			

Item	Υ	N	U	Additional Information
Central A/C				electric gas number of units:
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:
Other Heat				if yes, describe:
Oven				number of ovens: electric gas other:
Fireplace & Chimney				wood gas logs mockother:
Carport				attached not attached
Garage				attached not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls				owned leased from:
Security System				owned leased from:
Solar Panels				owned leased from:
Water Heater				electric gas other: number of units:
Water Softener				owned leased from:
Other Leased Items(s)				if yes, describe:

(TXR-1406) 09-01-19	Initialed by: Buver:	. and Seller:		Page 1 of 6
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Driveways

Electrical Systems
Exterior Walls

1187 CR 3432 Atlanta, TX 75551

Concerning the Froper	ιν αι			Au	aiita, i A	1333	·		
Underground Lawn Sp	rinkler			automatic ma	nual are	as cov	ered:		
Septic / On-Site Sewe	r Facility			if yes, attach Inform	ation Abo	out On-	Site Sewer Facility (TXR-	-1407)	
_ `'	before 19 sign, and a coof cover	78?attach ing on	yes TXR-19	no unknown 06 concerning lead-ba	ased pain	t haza	rds).	approximat	te) oof
Are you (Seller) aware are need of repair?	•						rorking condition, that have ary):	ve defects,	or
Section 2. Are you (aware and No (N) if y	•		•	efects or malfunction	ns in any	of the	e following? (Mark Yes	(Y) if you	are
Item	Υ	N	Item	1	Υ	N	Item	Υ	N
Basement			Floo	rs			Sidewalks		
Ceilings			Four	ndation / Slab(s)			Walls / Fences		
Doors			Inter	ior Walls			Windows		

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

Lighting Fixtures

Roof

Plumbing Systems

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	Υ	N
Aluminum Wiring		
Asbestos Components		
Diseased Trees: oak wilt		
Endangered Species/Habitat on Property		
Fault Lines		
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*		

Other Structural Components

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Concerni	ng the Property at Atlanta, TX 75551
	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sin	gle blockable main drain may cause a suction entrapment hazard for an individual.
which ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if y):
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check r partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	
	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 ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*For r	ourposes of this notice:
"100- which	vear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ct to controlled inundation under the management of the United States Army Corps of Engineers.
	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency 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.

1187 CR 3432 Atlanta, TX 75551

Concerning the Property at _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurane Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, mode risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within structure(s). Soction 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busin Administration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you not aware.) Y N Room additions, structural modifications, or other alterations or repairs made without necessary permits, we 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:		including the Na necessary):						,			
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you not aware.) Y N Room additions, structural modifications, or other alterations or repairs made without necessary permits, we 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: Fees or assessments are: \$ per and are: mandatory voluntate Any unpaid fees or assessment for the Property? yes (\$	Even v risk, al structu Section 7	when not required, the flow risk flood zone(s). . Have you (\$).	he Federal Eme ones to purchas Seller) ever	rgency Manage flood insur	gement Ager rance that co	ncy (FEMA) overs the str	encouraç ructure(s	ges home) and the or the	owners in personal	high ris I proper Small	sk, moderate ty within the Business
Nom additions, structural modifications, or other alterations or repairs made without necessary permits, w 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 volunta 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 attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided intere with others. If yes, complete the following: 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 limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelate 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 environment 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 pul water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system.		\						ехріані (attach at	uditiona	1 3110013 43
Room additions, structural modifications, or other alterations or repairs made without necessary permits, w 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: Name of association: Phone:		• •	aware of any	y of the foll	owing? (Ma	ark Yes (Y)) if you	are awa	re. Mark	No (N)) if you are
Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory volunta Any unpaid fees or assessment for the Property? yes (\$	<u>Y N</u>								out neces	sary pe	rmits, with
Manager's name: Fees or assessments are: \$								omplete	the follow	ving:	
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with others. If yes, complete the following:		If the Prope	rty is in more th	an one asso	. roporty	yου (ψ			_ / ' '		
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water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system.		hazards such as If yes, attac	s asbestos, rado h any certificate	on, lead-bas es or other d	ed paint, ur ocumentation	ea-formalde on identifyin	ehyde, c ig the ex	or mold. ktent of th	ne	ate envi	ronmental
		•	0 ,		n the Proper	ty that is la	rger tha	n 500 ga	llons and	I that us	ses a public
			located in a	propane ga	s system s	ervice area	a owned	d by a p	oropane (distribut	tion system
Any portion of the Property that is located in a groundwater conservation district or a subsidence district.		Any portion of the	ne Property that	t is located in	n a groundw	ater conse	rvation o	district or	a subsid	lence di	strict.
If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	If the ansv	ver to any of the it	ems in Section	8 is yes, exp	olain (attach	additional	sheets i	f necess	ary):		

Concerning the Pro	operty at	1187 CR 3432 Atlanta, TX 75551			
Section 9. Seller	hashas	not attached a survey	of the Property.		
persons who re	gularly provide	inspections and v	eller) received any writte who are either licensed a If yes, attach copies and com	s inspectors or otherwise	
Inspection Date	Туре	Name of Inspec	etor	No. of Pages	
Note: A buye	r should not rely o	on the above-cited repo	ts as a reflection of the current	condition of the Property.	
Homestead Wildlife Mar	c any tax exempt	·	Seller) currently claim for the Property: en Disabled Disabled Veteran Unknown		
Section 12. Have insurance provide		r filed a claim for dar	nage, other than flood dama	ge, to the Property with any	
Section 13. Have insurance claim o	you (Seller) ever	award in a legal proc	for a claim for damage to tl eeding) and not used the pro	ceeds to make the repairs fo	
requirements of C	hapter 766 of th	e Health and Safety C	etectors installed in accordated ode?* unknown no	yes. If no or unknown, explain	
installed in ac including perf	cordance with the formance, location,	requirements of the building and power source require	amily or two-family dwellings to hang code in effect in the area in whenes. If you do not know the but your local building official for more	nich the dwelling is located, ilding code requirements in	
family who wi impairment fro the seller to ir	II reside in the dwe om a licensed physion stall smoke detector	elling is hearing-impaired; cian; and (3) within 10 day ors for the hearing-impaire	te hearing impaired if: (1) the buyer (2) the buyer gives the seller writt is after the effective date, the buyer and and specifies the locations for its and which brand of smoke detecte	ten evidence of the hearing makes a written request for nstallation. The parties may	
Seller acknowledge	es that the statem	nents in this notice are t	rue to the best of Seller's belien naccurate information or to omit	ef and that no person, including	
Signature of Seller		Date	Signature of Seller	Date	
Printed Name:			Printed Name:		

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Initialed by: Buyer: _____, ____ and Seller: _____, ___

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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 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:

Signature of Buyer Date	Signature of Buyer	Date
The undersigned Buyer acknowledges receipt of the foregoing	ng notice.	
(7) This Seller's Disclosure Notice was completed by Seller as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PR	be false or inaccurate. YOU ARE ENCOURA	
Internet:	. ,	
Propane:	phone #:	
Phone Company:	phone #:	
Natural Gas:	phone #:	
Trash:		
Cable:	phone #:	
Water:	phone #:	
Sewer:		
Electric:	phone #:	

Initialed by: Buyer: , and Seller:

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