

## **SELLER'S DISCLOSURE NOTICE**

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT		5277 CR NW 1040
Sul	Phur Bluff (STREET ADDR	RESS AND CITY) Franklin COUNTY
before the effective date of a contract for terminate the contract for any reason with seller may indicate that fact on the notice contains additional disclosures which e	n 5.008 of the Texas Property Code Seller's Disclosure Notice, comple the sale of the Property. If a conti in seven (7) days after receiving the e and thereby comply with the req exceed the minimum disclosures in	e (the "Code") requires a seller of residential real property of not more than sted to the best of the seller's belief and knowledge, to a purchaser on or tract is entered into without the seller providing the notice, the buyer may be notice. If information required by the notice is unknown to the seller, the quirements of Section 5.008 of the Code. This form complies with and required by the Code.
AND IS NOT A SUBSTITUTE FOR ANY OBTAIN AN INSPECTION OF THE REPRESENTATIONS MADE BY THE SE BROKER OR ANY OTHER BROKER PA	LOW. THIS STATEMENT IS NOT A PROPERTY BY A QUALIFIED, LLER(S) BASED UPON SELLER'S RTICIPATING IN A SALE TRANS/BERVICE OR ANY MULTIPLE LIST INATING INFORMATION ABOUT T	
	GENERAL INF	ORMATION
1. The Property is currently:    Owner occupied   Estate   Foreclos     Vacant since   If owner occupied, for   10 year     If not owner occupied, for   If leased: Origination Date	sure ars 7	<ul> <li>Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?</li> <li>Yes Mo Unknown</li> <li>If "Yes", identify the warranties:</li> <li>Are there any pending or threatened condemnation proceedings which affect the Property?</li> </ul>
Expiration Date  2. Seller is the current owner of the F Property without being joined by a   [X] Yes [] No  - If "No", explain:	Property and can sell the any other person:	☐ Yes ☐ Unknown - If "Yes", explain:
3. Is Seller a United States citizen?  [汶] Yes [ ] No - If "No", is Seller a "foreign persor		B. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property?  [] Yes M No [] Unknown - If "Yes", explain:
Revenue Code?  Yes Mo  Check any of the following tax exe for the Property:	9	Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted?  Yes You
M Homestead	eran	- If "Yes", explain:
5. Is there currently in force for the Pr Warranty?  ☐ Yes ☒ No ☐ Unknown - If "Yes", identify the warranty by s Name of Company issuing warrant  Warranty Number:	stating: 1	<ol> <li>Does the Seller have a survey of the property? ☐ Yes ☑ No If YES, please attach the survey and T-47 Residential Real Property Affidavit (if applicable) to this disclosure.</li> <li>A. Seller has not received any notices, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service, or other except: None.</li> </ol>
5277 CR NW 1040 PROPERTY ADDRESS: Sulphur Bluff, TX MetroTex Association of REALTORS® 7167 Ja	75481	SELLER'S DISCLOSURE-NOTICE-PAGE 1 OF 9  Buyer's Initials Seller's Initials Seller's Initials Add A

Fax: 9725512525

11. B. List and attach any written inspection reports that Seller has received within the last five years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	# Pages	Attached (Y/N)
	None			

Explanatory comments by Seller, if any: \_\_\_

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 of the buyer's own choice.

## INFORMATION ABOUT EQUIPMENT AND SYSTEMS

12. For items listed below, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or not included in the sale. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEMS	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Attic Fan	Ŵ	U	U		U	
Automatic Lawn Sprinkler System (Front [ ] / Back [ ] / Left Side [ ] / Right Side [ ] / Fully [ ] )	M	П	, []		П	
Carbon Monoxide Alarm	M				U	
Cable TV Wiring DISh	W	Ü			U	
Ceiling Fan(s)	U	ĽXΊ			U	
Cooktop (Gas [_] / Electric [█ੂ )		ĽŽΊ			U	
Cooling (Central Gas [ ] / Electric [ ] ) # Units	П	K	П		П	
Cooling (Window [] / Wall [] / Evaporative Coolers [] )	啄		П	1 2	П	
Dishwasher	Ш	M	П		L	
Disposal	383	M	U		[]	
Electrical System	Ü	ĺΧĺ	U		П	
Emergency Escape Ladder(s)	M	Ü	L		[]	
Exhaust Fan(s)	U	M	U			
Fire Detection Equipment (Electric [4] / Battery Operated [8] )	П	ЪŢ	П			
Garage Door Opener(s) & Controls (Automatic [[/] / Manual [_] ) # Controls	П	Ø	П		П	
Gas Fixtures	M	U	U			
Gas Lines (Natural [ ] / Liquid Propane [ ] )	М	П	П		U	
Heating (Central Gas [] / Electric [[] ) # Units	П	氹	Ш		П	
Heating (Window [] / Wall [] )	Ki	U	U		[]	
Hot Tub	M	U	U			Jet tuh in Misto
Ice Maker	Ü	M	U		[]	- Or the state of
Intercom System	[X]	U	U		Ü	
Lighting Fixtures	Ü	N.	U			
Media Wiring & Equipment	M		U			
Microwave		M	П		Ü	
Outdoor Cooking Equipment	M	Ш			Ü	
Oven (Gas [_] / Electric [X])	U	M			Ü	
Oven - Convection	U	Ń	П		Ü	
Plumbing System	U	M.	U		Ü	
Public Sewer & Water System Sしゅうし	N N	Ü	U			

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Outdoor Cooking Equipment	[X]		U		Ш			
Oven (Gas [] / Electric [X])		M			[]			
Oven - Convection	П	×	U					
Plumbing System		.M	U		П			
Public Sewer & Water System Sしゃけに					П			
(and								
5277 CR NW 1040								
PROPERTY ADDRESS: Sulphur Bluff, TX 754	81				SELLER'S D	ISCI OSUR	NOTICE-PAGI	F 2 OF 9
MetroTex Association of REALTORS® 7167 Jan 2021		Buyer's In	itials	Buyer's Initials _	Seller's Initials H Seller's Initials Part			
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EQUIPMENT & SYSTEMS	N/A	WORKING	HAS BEEN	DATE	IN NEED OF	DATE / DESCRIPTION OF
		CONDITION	REPLACED	REPLACED	REPAIR	COMPLETED OR NEEDED REPAIRS
Range (Gas [] / Electric [X])	L	M				
Refrigerator (Built-In) We will take	X	U				
Satellite Dish and Receiver	П	M	U		U	
Sauna	M	U	U			, ,
Security System(s) (In Use [] / Abandoned [])	Ü	П	П			Not connected
Septic or other On-Site Sewer System	U	M	Ш			
Shower Enclosure & Pan	U	ĺΜ			Ü	
Smoke Detector-Hearing Impaired [_]	U	M	U		[]	
Stove (Free Standing) For Heating (Free Standing)	П	M	Ü		[]	
Trash Compactor	[2]				Ü	
TV Antenna	M	[]	Ü		[]	
Water Heater (Gas ∐ / Electric 🕅 )		Ň	U		[]	
Water Softener	N	[]	[]		Ü	
Wells	Mi	[]	[]		[]	
	NFOR	MATION AB	OUT STRU	CTURE / OTH		<b>社会的现在分词的主义的主义的</b>
STRUCTURE / OTHER	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED	IN NEED OF REPAIR	DATE / DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	X	U	U		[]	
Carport (Attached [☑ / Not Attached [☑ )		M			[]	
Ceilings	U	Mí			U	
Doors		M'	Ü		L	
Drains (French [] / Other [])	M		L		[]	
Driveway	Ĺ	M				
Electrical Wiring	[]	M	U		[]	
Fences	Ū	À	[]		[]	
Fireplace(s)/Chimney (Mock)	M	[]	Ü		[]	
Fireplace(s)/Chimney (Wood burning)	U	M	Ü		Ü	
Fireplace(s)/with gas logs	Ø	U	Ü			
Floor	[]	M			[]	
Foundation	[]	M			ū	
Garage (Attached [X] / Not Attached [_])		M	П		[]	-
Lighting (Outdoor)	Ü	M	Ü	*	Ü	
Patio / Decking	Ü	M	[]		Ü	
Retaining Wall	M		Ü		[]	
Rain Gutters and Down Spouts	Ù	M	U		Ü	
Roof	L	M	Ш		Ü	
Sidewalk	П	М	U			
Skylight(s)	ÌΔį	Ĺ			Ü	
Sump or Grinder Pump S(LMD)	Ü	M	Ü		Ü	
Walls (Exterior / Interior)	U	Ì	Ü		Ü	
Washer / Dryer Hookups (Gas [ ] / Electric [χ])		M			Ü	
Windows	U	M	U		U	
Window Screens	U	XÍ			Ü	
Other	U	Ü	Ü		Ü	-
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5277 CR NW 1040								
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MetroTex Association of REALTORS® 7167 Jan 20	21	Buyer's Ini	tials E	luyer's Initials_	Seller's		Seller's Initial	s Pad
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13. If stucco, what is the type of stucco? None  14. The Shingles or roof covering is constructed of:    Wood	-	17. Is there an alarm system?				
21. Is the Seller aware of any of the following conditions? (Visit	ole or N	ot)				
	YES	NO	UNKNOWN	IF "YES" , EXPLAIN		
ASBESTOS Components?		M	П	,		
Any personal or business BANKRUPTCY pending which would affect the sale of the Property?	П	M	П			
Carpet Stains / Damage?	U	RI.	П			
Located on or near CORP OF ENGINEERS Property?	П	K	П			
Any DEATH on the property (except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property)?	U	M	П			
Unplatted EASEMENTS?	П	M	U			
FAULT Lines?	U	M	U			
Previous FIRES?	П	M	П			
Any FORECLOSURES pending or threatened with respect to the Property?		M	П			
Urea formaldehyde INSULATION?	U	M	П			
LANDFILL?	U	Mí	LI			
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property?	П	M	П			
Lead-based PAINT?		M	Ц			
Room additions, structural modification, or other alterations or repairs made without necessary <b>PERMITS</b> or not in compliance with building codes in effect at that time?	П	ĽΊ	П			
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual?	П	M	Ш			
RADON gas?		M	П			
House SETTLING?		ΙΧί	U			
SOIL Movement?		<u>M</u>	U			
Subsurface STRUCTURES, Tanks, or Pits?		χj	U			
Hazardous or TOXIC WASTE affecting the Property?	ū	M	Ü			
Holes in WALLS?	U	M	U			
WOOD ROT Damage Needing Repair?	Ū	M	Ü			

Buyer's Initials

Buyer's Initials

5277 CR NW 1040

PROPERTY ADDRESS: Sulphur Bluff, TX 75481

MetroTex Association of REALTORS® 7167 Jan 2021

Under-Ground Impediment to Swimming Pool?					YES	NC	UNKNOV	WN	IF "YES", EXPLAIN
Located in Floodway?	"Yes", attach "Information Ab	out Specia	? (If al		U	M	, u		
Located in Floodway?  Located in Floodway?  Located in a city flood plain?  Located plain pl					11	M	1 []	-	
Located in a city flood plain?									
Tax or judgment liens?  In an ETJ district? (Extra Territorial Jurisdiction)  Diseased TREES?  Liquid Propane Gas?  -LP Community (Captive)?  -LP on Property?  Swimming Pool/Spa  Equipment  Swimming Pool/Spa  Fequipment  Yea/No  N/A  WORKING  HAS BEEN  REPLACED  Month/Year  FEPLACED  Month/Year  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  OCMPLETED ON NEEDED REPAIRS  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  OCMPLETED ON NEEDED REPAIRS  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  OCMPLETED ON NEEDED REPAIRS  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  OCMPLETED ON NEEDED REPAIRS  OCMPLETED ON NEEDED REPAIRS  DATE / DESCRIPTION OF COMPLETED ON NEEDED REPAIRS  OCMPLETED ON NEEDED REPAIRS		0							
In an ETJ district? (Extra Territorial Jurisdiction)  Diseased TREES?  Li W Li Liquid Propan Gas?  -LP Community (Captive)?  -LP on Property?  Swimming PoolSpa Equipment  Swimming PoolSpa Equipment  Yes/No N/A WORKING HAS BEEN REPLACED MONITYON REPLACED  OF COMPLETED OR NEEDED REPAIRS  POol Type  A Solar Work Ground  In Ground  In Ground  Swimming Pool Built-In Ciclering Equipment?  Ciclering Equipment?  Swimming Pool Built-In Ciclering Equipment?  Swimming Pool Heater  Swimming Pool Information  Miscellanceus Swimming Pool Informa						-			
Diseased TREES?  Liquid Propane Gas?  Liquid Propane Gas?  LP Community (Captive)?  LP on Property?  Swimming Pool/Spa   Various   Vario		rritorial J	urisdic	tion)					
Liquid Propane Gas?				,		-			
-LP Community (Captive)?  -LP on Property?  -LP on Property on Property on Property that is now  -LP on Property ADDRESS Sulphur Bluff, TX 75481	Liquid Propane Gas?								
Swimming Pool/Spa   Swimming Pool Swimming Pool/Spa   Swimming Po	- LP Community (Captive)?								
Swimming Pool/Spa Yes/No N/A WORKING REPLACED OF REPL	- LP on Property?								
Pool Type  Above Ground  Fiberglass Insert  Guntle  Winning Pool Built-In Cleaning Equipment?  Swimming Pool Built-In Cleaning Equipment?  Swimming Pool Heater  Gas  Electric  Solar  Mater Feature  Spa  Attached to Pool  Separate  Heated  Gas  Electric  Solar  Miscellaneous Swimming Pool Information  Single Blockable Main Drain in Pool/Hot Tub/Spa*?  "A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Summing Pool Previously on Property that is now  Under-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now  Story CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  SELLER'S DISCLOSUME NOTICE-PAGE 5 0F 9.	MAKS TANKET PROGRAMMENT			Swimming					
Above Ground   In Ground   I		Yes/No	N/A				REPLACED	OF	
Above Ground   In Ground   I	Pool Type		KI	U	U			U	
Fiberglass Insert   Gunite   Vinyl Liner	☐ Above Ground		, ,		1				
Insert   Gunite   Vinyl Liner   Swimming Pool Built-In Cleaning Equipment?   Clehorine   Salt Water   Swimming Pool Heater   Gas   G	_	1			1				
Swimming Pool Built-In Cleaning Equipment?    Chlorine		1			1				
Swimming Pool Built-In Cleaning Equipment?    Chlorine		1 !			ŧ				
Cleaning Equipment?  Chlorine Salt Water  Swimming Pool Heater Swimming Pool Heater Solar  Water Feature  Spa Attached to Pool Separate Heated Separate Heated Solar  Miscellaneous Swimming Pool Information  Single Blockable Main Drain in Pool/Hot Tub/Spa*?  *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now filled in?  SELLER'S DISCLOSURENOTICE-PAGE 5 OF 9.	∐ Vinyl Liner	1			1				
Cleaning Equipment?  Chlorine Salt Water  Swimming Pool Heater Swimming Pool Heater Solar  Water Feature  Spa Attached to Pool Separate Heated Separate Heated Solar  Miscellaneous Swimming Pool Information  Single Blockable Main Drain in Pool/Hot Tub/Spa*?  *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now filled in?  SELLER'S DISCLOSURENOTICE-PAGE 5 OF 9.	Swimming Pool Built-In					$\top$	-		
Swimming Pool Heater  Gas  Gas  Gas  Gas  Gas  Gas  Gas  Ga	Cleaning Equipment?	.	M	U					
Swimming Pool Heater  Gas Gilectric Solar  Water Feature  Miscellaneous Swimming Pool Information  Single Blockable Main Drain in Pool/Hot Tub/Spa*?  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  Under-Ground Swimming Pool Previously on Property that is now  FROPERTY ADDRESS: Sulphur Bluff, TX 75481  Ui U	5-3-5	, ,			ľ				
Use Feature  Water Feature  Spa  Attached to Pool Separate Heated Solar  Miscellaneous Swimming Pool Information  Single Blockable Main Drain in Pool/Hot Tub/Spa*?  *A Single Blockable Main Drain in Pool/Hot Tub/Spa*?  *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  Under-Ground Swimming Pool Previously on Property that is now In-Ground Swimming Pool Previously on Property that is now In-Ground Swimming Pool Previously on Property that is sow  Sezy CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  SELLER'S DISCLOSUR® NOTICE-PAGE 5 OF 9.			1. A	r 1	F 1	+		<u> </u>	
Electric   Solar   Water Feature   Mail   U   U   U   U   U   U   U   U   U	100		kn						
Water Feature  Spa  Attached to Pool Separate Heated Solar  Miscellaneous Swimming Pool Information Single Blockable Main Drain in Pool/Hot Tub/Spa*? *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool Previously on Property that is now  Under-Ground Impediment to Swimming Pool Previously on Property that is now  Under-Ground Impediment to Swimming Pool Previously on Property that is now  Under-Ground Impediment to Swimming Pool Previously on Property that is now  Under-Ground Impediment to Swimming Pool Previously on Property that is now  Under-Ground Impediment to Swimming Pool Previou					i				
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Li Separate Li Heated Li Gas Li Electric Li Solar  Miscellaneous Swimming Pool Information Single Blockable Main Drain in Pool/Hot Tub/Spa*? *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  Under-Ground Swimming Pool Previously on Property that is now filled in?  Settler's Disclosuf€ Notice-Page 5 of 9.	Spa		_						
Heated   Gas   Electric   Solar   Wiscellaneous Swimming Pool Information   YES   NO   UNKNOWN   IF "YES", EXPLAIN			1		1				
Gas   Electric   Solar   Sol					i				
Miscellaneous Swimming Pool Information Single Blockable Main Drain in Pool/Hot Tub/Spa*? *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool? Under-Ground Impediment to Swimming Pool? Under-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040 PROPERTY ADDRESS: Sulphur Bluff, TX 75481  SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.	_				l				
Miscellaneous Swimming Pool Information Single Blockable Main Drain in Pool/Hot Tub/Spa*? *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool? Under-Ground Impediment to Swimming Pool? Under-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040 PROPERTY ADDRESS: Sulphur Bluff, TX 75481  SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.					1				
Miscellaneous Swimming Pool Information  Single Blockable Main Drain in Pool/Hot Tub/Spa*?  *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  Under-Ground Swimming Pool Previously on Property that is now filled in?  *Seller's Disclosuffe Notice-Page 5 of 9.	_	1							
Single Blockable Main Drain in Pool/Hot Tub/Spa*?  *A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.		ning Bool	Inform	- dian	VEC	NO	LINUCNOVA		IE (VEGU EVELAIN)
*A Single Blockable Main Drain may cause suction entrapment hazard for an individual.  Above-Ground Impediment to Swimming Pool?  Under-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  LU LU  SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.					TEO	NO	UNKNOW	N	IF "YES", EXPLAIN
Under-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  LU LU  SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.	*A Single Blockable Main Drain may cause suction entrapment				L	図			
Under-Ground Impediment to Swimming Pool?  In-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  L	Above-Ground Impediment to Swimming Pool?					Mi	П		
In-Ground Swimming Pool Previously on Property that is now filled in?  5277 CR NW 1040  PROPERTY ADDRESS: Sulphur Bluff, TX 75481  SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.									
PROPERTY ADDRESS: Sulphur Bluff, TX 75481 SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.	In-Ground Swimming Pool Previously on Property that is now filled in?								
PROPERTY ADDRESS: Sulphur Bluff, TX 75481 SELLER'S DISCLOSURE NOTICE-PAGE 5 OF 9.									
				Buyer's I	nitials	Buy	ver's Initials	SELLER'S D Seller's	ISCLOSURE NOTICE-PAGE 5 OF 9 Initials T Seller's Initials

22.	state the following information: - Association Name: - Association Management Company:		Any "common area" (facilities such as pools, tennis courts walkways, or other areas) co-owned in undivided interes with others?.  [] Yes [] No
	- Association Email: - Association Phone Number: - Amount of dues or assessments; \$ -Assessment amount is: Monthly \$	30.	If yes, explain: Are there any outstanding mechanics and Material Man's liens or lis pendens against the Property? [] Yes [] No [] Unknown
	Quarterly \$	<b>建</b>	INFORMATION ABOUT FOUNDATION
	Annually \$ - Payment of dues/assessments is: [] Mandatory [] Voluntary - Amount of Unpaid Dues or Assessments, if any: \$ - Optional Membership: \$	32. 1	Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor inspector, or expert?  Yes X No Unknown If "Yes", please attach the report  Have repairs been made to the foundation of the Property
23.	Has the Property (or the Property Owner's Association of which the Property is a part) been the subject of any pending or concluded litigation?		since its original construction? [ ] Yes [X] No [ ] Unknown if "Yes", please attach the report
	☐ Yes ☐ No ☐ Unknown - If "Yes", attach an explanation	22 1	INFORMATION ABOUT DRAINAGE
24.	Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?  [] Yes [] No [] Unknown  If "Yes", explain:	i i l	Has the Seller ever obtained a written report about any mproper drainage condition from any engineer, contractor, nspector, or expert?  Yes Mo Unknown f "Yes", identify the report by stating the date of the report, he person or company who made the report, and its content:
25.	The Property is currently serviced by the following utilities or	-	
	systems (check as applicable):    Water   Sewer   Septic     Electricity   Gas   Cable   DSL     High Speed Internet Availability:   Cable   DSL     Unknown     Other	s li	Have repairs been made to the drainage of the Property since its original construction? [] Yes [X] No [] Unknown f "Yes", explain what repairs you know or believe to have been made:
	Are any of these paid for by the Property Owner's Association [ ] Yes [ ] No [ ] Unknown If yes, explain:	tl	Does the Seller know of any currently defective condition to the drainage of the Property? [ ] Yes 🔌 No [ ] Unknown f "Yes", explain:
26.	The water service to the Property is provided by (check as applicable):  City Well MUD MUD Coop  Are any of these paid for by the Property Owner's  Association Yes MO Unknown  If yes, explain:	b b	Have there been any previous incidents of flooding or other vater penetration into the house, garage, or accessory utildings of the Property?   Yes No Unknown
27.	Is Property Owner's Association parking:  [] Assigned [] Unassigned # Spaces Space Number(s) are: NA	e -	f "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration:
	☐ Carport ☐ Uncovered ☐ Garage  Is there any rainwater harvesting system connected to the property? ☐ Yes ☐ No ☐ Unknown  -Is the system connected to the property's public water supply that is able to be used for indoor potable purposes? ☐ Yes ☑ No ☐ Unknown	37. H	NFORMATION ABOUT TERMITES / WOOD DESTROYING INSECTS  las the Seller ever obtained a written report about active ermites or other wood destroying insects?  Yes X No Unknown
	-Is the system larger than 500 gallons?  [] Yes [A] No [] Unknown  If Yes; explain:	th	"Yes", identify the report by stating the date of the report, ne person or company who made the report, and its ontents:
PRO	5277 CR NW 1040 PERTY ADDRESS: <u>Sulphur Bluff, TX 75481</u>		SELLED'S DISCLOSUMENIOTICE PAGE COS A
Metro	TEXT ADDITIONS: Sulphur Blutt, 1X 73481  Tex Association of REALTORS® 7167 Jan 2021  Buver's Initials	R	SELLER'S DISCLOSURE NOTICE-PAGE 6 OF 9

	Has the Property been treated for termites or other wood destroying insects?  [] Yes [X] No [] Unknown  If "Yes", please state the date of treatment:  Have there been any repairs made to damage caused by	46.	Is the Seller aware of any condition not previously addressed in this Disclosure Statement which, in Seller's opinion, is a defective condition or adversely affects the Property?:  Yes No Unknown  If "Yes", explain:
	termites or other wood destroying insects?  ☐ Yes ※ No ☐ Unknown		
	If "Yes", explain what repairs you know or believe to have		ACKNOWLEDGEMENT BY SELLER
	been made:	17	I, the Seller, state that the information in this disclosure is
40			complete and accurate to the best of my knowledge and belief.
40.	Do active termites or other wood destroying insects currently infest the Property?		Seller(s) Initials Seller(s) Initials
	☐ Yes    M No ☐ Unknown If "Yes", explain:	48.	I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.
41.	Is there any existing termite damage in need of repair?		Seller(s) Initials Seller(s) Initials
	☐ Yes M No ☐ Unknown	49.	The listing agent has not instructed Seller how to answer any
	If "Yes", explain:	1 3	question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any
42.	Is the Property currently covered by a termite policy?		information or answers which are not absolutely true so far as
	☐ Yes M No ☐ Unknown ☐ POA Maintained		the Seller knows.
	If "Yes", identify the policy by stating:		Seller(s) Initials Seller(s) Initials
	Name of Company issuing the policy:	40	DISCLOSURES
	Policy Number:	Mu	nicipal Utility District Disclosures
	Date of policy renewal:	iviu	Check All That Apply:
	Phone Number:		(Attach additional MUD Disclosure Notice provided by
INF	ORMATION ABOUT ENVIRONMENTAL CONDITIONS		Chapter 49, Texas Water Code)
43.	Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental conditions?  The presence or removal of asbestos?  Yes Mo		<ul> <li>The Property is located in a Municipal Utility District (MUD) which is either:</li> <li>Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)</li> </ul>
	The presence of radon gas?  The presence or treatment of mold?  The presence of lead based paint?  Yes No  Yes No  No		<ul> <li>Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure</li> </ul>
	The presence of lead based paint?  [] Yes No If "Yes", explain:		Form #2)
			<ul> <li>Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)</li> </ul>
44.	If the answer to any part of Question #43 is "Yes", has the Seller ever obtained a written report for addressing such	On-	Site Sewer Facility
	environmental hazards?		If the Property has a septic or other on-site sewer facility
	☐ Yes ☐ No		Attached is Information About On-Site Sewer Facility
	If "Yes", explain: WA		(TAR #1407)
			Property is located in a Public Improvement District (PID)
	(Identify any reports by stating the date of the report, the person or company who made the report, and its contents.)		
45.	Is the Seller aware of previous use of premises for manufacture of Methamphetamine?  [] Yes [X] No		

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叢譜	SMOKE DETECTION EQUIPMENT
50.	Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?*
	☐ Yes ☐ No [ Unknown, If no, or unknown, explain. (Attach additional sheets if necessary):
	* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.
	INFORMATION ABOUT FLOODING AND FLOOD INSURANCE
51.	Are you (Seller) aware of any of the following conditions?* Write Yes(Y) if you are aware, write No (N) if you are not aware.  No Present flood insurance coverage
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	Previous water penetration into a structure on the property due to a natural flood event  Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.  Located   wholly   partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  Located   wholly   partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	Located [] wholly [] partly in a floodway 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 if 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, VE, or AR on the map;
	<ul> <li>(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and</li> <li>(C) may include a regulatory floodway, flood pool, or reservoir.</li> <li>"500-year floodplain" means any area of land that:</li> </ul>
	(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. "Flooding 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 of 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.
2.	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 [X] 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).
3.	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):
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**INDEMNIFICATION** <u>SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE</u> OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT. SELLER (SIGN AS NAME APPEARS ON TITLE) DATE SELLER (SIGN AS NAME APPEARS ON TITLE) **Harold Duke** Pamela D. Duke **NOTICE TO BUYER** The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction of their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate. If the Buyer bases an offer on square footage, measurement or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 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. 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. The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property: **BUYER** DATE **BUYER** DATE PRINT NAME PRINT NAME

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