

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022 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. 12432 12636 Hiram Road CONCERNING THE PROPERTY AT Wills Point, Texas 75169 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. __is not_occupying the Property. If unoccupied (by Seller), how long since Seller has occupied ________(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 U Item N Item Cable TV Wiring Natural Gas Lines V Pump: sump grinder Carbon Monoxide Det. Fuel Gas Piping: Rain Gutters Ceiling Fans -Black Iron Pipe Range/Stove Cooktop -Copper Roof/Attic Vents -Corrugated Stainless Dishwasher Sauna Steel Tubing Disposal Hot Tub Smoke Detector **Emergency Escape** Intercom System Smoke Detector - Hearing Ladder(s) Impaired **Exhaust Fans** Microwave Spa Fences **Outdoor Grill** Trash Compactor Fire Detection Equip. Patio/Decking TV Antenna French Drain Plumbing System Washer/Dryer Hookup Gas Fixtures Pool Window Screens Liquid Propane Gas: Pool Equipment **Public Sewer System** -LP Community Pool Maint. Accessories (Captive) -LP on Property Pool Heater Item **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 V gas number of units: Other Heat if yes, describe: Oven number of ovens: electric Vgas other: Fireplace & Chimney **V**wood gas logs mock other: 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: (TXR-1406) 07-10-23 Initialed by: Buyer: and Seller:

Re/Max Landmark, 109 North Frances Street Terrell TX 75160 Frank Roberts

Phone: 9725740689 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Page 1 of 7

12636 Hiram Road

Concerning the Property at _				//				Mil	lls Point, 1	Гех	as 7	516	59		_
Solar Panels		T				own	ed	16	eased from	1:					
Water Heater			1	<u> </u>	/ v	elec	-	(gasoth	er:			number of units:		
Water Softener	-	The second secon			Section of the last	rned leased from:									
valer contents				ves, c	es, describe:										
Underground Lawn Sprinkler				7					_ manual	ar	eas c	ove	ered		
	THE REAL PROPERTY.	-	Y		if	VAS 2	attac	h li	nformation	Ab	out C	n-9	Site Sewer Facility TXR-1407	')	
Septic / On-Site Sewer Facili	ty		V			y 5.5, c	2000			- 1	L	D	The Moint		
Was the Property built before 1978?yesno unknown other:															
	er) a	war	e o	f aı	ny def	ects							of the following? (Mark Y		_
	, , ,	N		Ite				-	T	Υ	N		Item	Υ	N
Item	1	IN		-	ors					-	1		Sidewalks		V
Basement	\vdash	V			undatio	n / S	lah/s	1			1		Walls / Fences		V
Ceilings	-	-/	//		erior W		lable					/	Windows		1/
Doors	-	V,					26					/	Other Structural Components		1/
Driveways	-	1			hting Fumbing						V	/	Journal Constitution of the Constitution of th		
Electrical Systems Exterior Walls	-	Y		Ro	and the second second second	Syst	CITIS	_			V				
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): 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 a	war	e.)							-						N
Condition						Y	N		Conditio					·	1
Aluminum Wiring						\vdash	V		Radon G	as					1
Asbestos Components						\vdash	Y		Settling Soil Move		nt.			\vdash	1
Diseased Trees: oak wilt	THE REAL PROPERTY.	_				-	V					hure	or Pite	-	1
Endangered Species/Habita	at on	Pro	pert	/		-	Y		Subsurface Structure or Pits Underground Storage Tanks					1	
Fault Lines						+-	V		Unplatted Easements					1	
Hazardous or Toxic Waste						-	V		Unrecorded Easements				1		
Improper Drainage				-	V		Unrecorded Easements Urea-formaldehyde Insulation			1					
Intermittent or Weather Springs				-	Y		Water Damage Not Due to a Flood Event				1//				
Landfill				+	-						1/				
Lead-Based Paint or Lead-Based Pt. Hazards				-	-/		Wetlands on Property Wood Rot				17				
Encroachments onto the Property				+-	V				ation	of	termites or other wood	+	1		
Improvements encroaching on others' property					/	Active infestation of termites or other wood destroying insects (WDI)									
				-		//	Drevious	tro	atme	nt f	or termites or WDI	+	1//		
Located in Historic District				+-	V	/		_		and service	NDI damage repaired	T	TV/		
Historic Property Designation				+-	V		Previous			<u> </u>	, to taining topania	\top	17		
(TXR-1406) 07-10-23 Initialed by: Buyer:, and Seller:, Page 2 of 7															
Re/Max Landmark, 109 North Frances Street Frank Roberts	Terrell 7 Produce	FX 7510 ed with	50 Lone \	Volf Tr	ansactions	(zipForm	Edition) 71	7 N Harwood St,	Suite	2200, D	25240 allas,		reale	, Laton

Concerning the Property at	12636 Hiram Road Wills Point, Texas 75169	
Previous Roof Repairs	Termite or WDI damage needing repair	
Previous Other Structural Repairs	Single Blockable Main Drain in Pool/Hot Tub/Spa*	1
Previous Use of Premises for Manufacture of Methamphetamine	Tub/spa	0
If the answer to any of the items in Section 3 is yes,	explain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction e	entrapment hazard for an individual	
Section 4 Are your (Sollar) assess of	equipment, or system in or on the Property that is in a sclosed in this notice?yesno If yes, explain (al	need ttach

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.)

1	N	
	~	Present flood insurance coverage.
	V	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_	V	Previous flooding due to a natural flood event.
_	1º	Previous water penetration into a structure on the Property due to a natural flood.
_	1	Locatedwholly 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.
_	V	Located wholly partly in a flood pool.
_	V	Located wholly partly in a reservoir.
If th	e answe	er to any of the above is yes, explain (attach additional sheets as necessary):

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

additional sheets if necessary):

"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.

(TXR-1406) 07-10-23	Initialed by: Buyer:	_ , and Seller: ,	
Re/Max Landmark, 109 North Frances Street Frank Roberts		Phone: 9725240689 Fax: 9725514014 Gdition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hvolf.com	

12636 Hiram Road Wills Point, Texas 75169

Concerning the	Property at Wills Point, Texas 75169
undontha Ma	ince rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency tional Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
"Floodway" n a river or oth	neans an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the chainer of er watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as good, without cumulatively increasing the water surface elevation more than a designated height.
"Reservoir" r	neans a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain by the number of water in a designated surface area of land.
provider, inclu	ve you (Seller) ever filed a claim for flood damage to the Property with any insurance adding the National Flood Insurance Program (NFIP)?* yes _v no lf yes, explain (attach es as necessary):
Even when the risk, and low structure(s).	igh risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate or risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the
Administration	ve you (Seller) ever received assistance from FEMA or the U.S. Small Business (SBA) for flood damage to the Property?yes no If yes, explain (attach additional ssary):
	(2.11.) and of the following? (Mark Yes (Y) if you are aware, Mark No (N)
Section 8. Are	you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) aware.)
pe	om additions, structural modifications, or other alterations or repairs made without necessary rmits, with unresolved permits, or not in compliance with building codes in effect at the time.
Ho	meowners' 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
	Fees or assessments are: \$per and are: mandatory voluntary
	If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
An	y common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided erest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
- Ar	notices of violations of deed restrictions or governmental ordinances affecting the condition or e of the Property.
no	ry lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is thinited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Ar	ly death on the Property except for those deaths caused by: natural causes, suicide, or accident related to the condition of the Property.
Ar	ly condition on the Property which materially affects the health or safety of an individual.
er	by repairs or treatments, other than routine maintenance, made to the Property to remediate vironmental 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).
Ar	ny rainwater harvesting system located on the Property that is larger than 500 gallons and that uses public water supply as an auxiliary water source.
(TXR-1406) 07-	10-23 Initialed by: Buyer:,and Seller:, Page 4 of 7
	North Frances Street Terrell TX 75160 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.twolf.com Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.twolf.com

Concerning the Pr	roperty at	12 Wills	636 Hiram Road Point, Texas 75169	
		n a propane gas system se		propane distribution system
		erty that is located in a		
		ion 8 is yes, explain (attach a		
permitted by law t	to perform inspectio	rs, have you (Seller) renspections and who are no If yes, a	eceived any written i either licensed as i attach copies and complet	inspection reports from inspectors or otherwise te the following:
Inspection Date	Туре	Name of Inspector		No. of Pages
				THE OFF USES
		ne above-cited reports as a re		
Wildlife Mana Other: Section 11. Have with any insurance Section 12. Have example, an insur	you (Seller) ever provider? yes you (Seller) ever you (Seller) ever	filed a claim for damage	Disabled Disabled V Unknown e, other than flood date a claim for damage	eteran
	the Property have ents of Chapter 76 (Attach additional sh	working smoke detectors of the Health and Safeets if necessary):	ors installed in according to the control of the co	dance with the smoke n no yes. If no
including perform in your area, you	mance, location, and pov u may check unknown a	Code requires one-family or two ements of the building code in e wer source requirements. If you o bove or contact your local buildin	өпест in the area in which th do not know the building code ng official for more information	ne dwelling is located, requirements in effect n.
A buyer may red family who will impairment from seller to install s	quire a seller to install sr reside in the dwelling is a licensed physician; an moke detectors for the l	moke detectors for the hearing in s hearing-impaired; (2) the buye nd (3) within 10 days after the effe hearing-impaired and specifies to noke detectors and which brand o	npaired if: (1) the buyer or a ner gives the seller written evictive date, the buyer makes a	member of the buyer's idence of the hearing
TXR-1406) 07-10-23	Initialed by	r: Buyer:, and	d Seller: 10	Dogg 5 of 7
e/Max Landmark, 109 North Fran rank Roberts	ces Street Terrell TX 75160 Produced with Lone Wolf	Transactions (zipForm Edition) 717 N Harwood	Photo offers 1950	Page 5 of 7 c: 9725514014 Peale, Lalon wolf.com

12636 Hiram Road Wills Point, Texas 75169

oncerning the Property at Wills Point, Texas 75169
deller 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 instruction.
Signature of Seller Date Signature of Seller Date Printed Name: Plumus Plus
Printed Name:
ADDITIONAL NOTICES TO BUYER:
 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. 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 <i>Information Regarding Windstorm and Hail Insurance for Certain Properties</i> (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: 7/6 phone #: 977-732-227
Sewer:
Water:
11. 11 (1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
Trash:
Phone Company: ////////////////////////////////////
Propane: Cu alm 14 lm 30 VIII 005 phone #: 977 - 77/ - 86 9 7
Internet:
(TXR-1406) 07-10-23 Initialed by: Buyer:, and Seller:,

Concerning the Property at	12636 Hiram Road Wills Point, Texas 75169
(7) This Seller's Disclosure Notice was completed by this notice as true and correct and have no rea ENCOURAGED TO HAVE AN INSPECTOR OF YOUR	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY
The undersigned Buyer acknowledges receipt of the forego	
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer: _

and Seller: 🦯

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Fax: 9725514014

Re/Max Landmark, 109 North Frances Street Terrell TX 75160

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