

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 PROPERTY AT				Γ	5162 N US Hwy 79 Palestine, TX 75801									
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 <u>X</u> is is not or	ccup	ying	the	Pro	pert	y. If roxi	unoccupied (by Selle mate date) or nev	er), h	OW	long s	since Seller has occupied the P	rop	erty	?
Section 1. The Proper This notice does r	ty h	as ti	h e i t	tems	s ma	ırke	d below: (Mark Yes	(Y),	No	(N), c		⁄ .		
Item	Υ	N		1	Ite			Υ	N	U	Item	Υ	NI.	11
Cable TV Wiring	<u> </u>	V	Ü				Propane Gas:	7	14	U		Y	N	U
Carbon Monoxide Det.		7					mmunity (Captive)	_		+	Pump: sump grinder Rain Gutters		/	_
Ceiling Fans	1						Property	1	_	+	Range/Stove	1		
Cooktop	V					t Tu		_	1	+	Roof/Attic Vents	V	_	
Dishwasher	1		_				m System		~	+	Sauna	~	7	
Disposal		/					/ave		Ż	+	Smoke Detector	\vdash	1	
Emergency Escape		-					or Grill				Smoke Detector - Hearing	\vdash	_	
Ladder(s)		/			00	luot	or Grill		/		Impaired		/	
Exhaust Fans	1				Pa	tio/Γ	Decking			+	Spa	\vdash	1	
Fences	1						ng System	1	_	+-	Trash Compactor	\vdash	/	
Fire Detection Equip.	-	1			Pool		_	1	1	TV Antenna	H	1		
French Drain	1	_			-		quipment		1	4	Washer/Dryer Hookup		Y	
Gas Fixtures	1						aint. Accessories		1	+	Window Screens	1	-	
Natural Gas Lines	•	1			Pool Heater				1	1	Public Sewer System		V	
Tubic Sewer System														
Item Y N U Additional Information														
Central A/C				1			electric gas number of units:							
Evaporative Coolers					1		number of units:							
Wall/Window AC Units					1		number of units:							
Attic Fan(s)					1		if yes, describe:							
Central Heat				1			electric √gas number of units: \							
Other Heat					/		if yes, describe:							
Oven				/			number of ovens: I electric gas vother:							
Fireplace & Chimney				/			wood gas logs mock ✓other:							
Carport				/			✓attached not attached 2 CAF							
Garage						attached not attached								
Garage Door Openers				/		number of units: number of remotes:								
Satellite Dish & Controls			/			owned _/lease	d fro	m:	DIK	ECT TV				
Security System					/		owned leased from:							
Solar Panels					/		ownedlease	d fro	m:					
Water Heater				V			✓ electric gas		her		number of units:	2		
Water Softener					/		owned leased from:							
Other Leased Items(s)					/		if yes, describe:				•			

(TXR-1406) 09-01-19

Fax: (903) 683-8653

and Sellen

Initialed by: Buyer:

			5162 N US H	lwy 79				
Concerning the Property at			Palestine, TX	75801				
Underground Lawn Sprinkler	autor	natic	ic manual areas covered:					
Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TXR-1407))		
Water supply provided by: city well MUE Was the Property built before 1978? yes no (If yes, complete, sign, and attach TXR-1906 Roof Type: \$\frac{\text{HINGLES}}{\text{HINGLES}}\$ Is there an overlay roof covering on the Property covering)? yes no unknown Are you (Seller) aware of any of the items listed are need of repair? yes no If yes, describe	concer	known ning le Age: _ shingle	ead-based paint 3 VC s or roof cove on 1 that are no	: hazard	s). (approgreed over existing shingles rking condition, that have de	fects,	, or	
Section 2. Are you (Seller) aware of any defe aware and No (N) if you are not aware.)	cts or	malfu	nctions in any	of the	following? (Mark Yes (Y) if	you a	are	
Item Y N Item			l, Y	N	Item	Y	N,	
Basement Floors			J 1		Sidewalks	1	1	
	ation / S	Slab(s)	24 /		Walls / Fences	1	1	
	Foundation / Slab(s) Interior Walls				Windows	1		
0.0	g Fixtur	es	1./		Other Structural Components			
	ing Syst							
Exterior Walls Roof	9 -) -							
If the answer to any of the items in Section 2 is you NEWAY 15 CRACK Section 3. Are you (Seller) aware of any of the						No (N	 l) if	
you are not aware.)								
Condition	Υ	N	Condition			Y	N	
Aluminum Wiring		1	Radon Gas				V	
Asbestos Components		/	Settling			V		
Diseased Trees: oak wilt			Soil Moveme	nt		V		
Endangered Species/Habitat on Property		V	Subsurface S	Structure	e or Pits		/	
Fault Lines		\checkmark	Underground	Storag	e Tanks		/	
Hazardous or Toxic Waste		1	Unplatted Ea	sement	S		~	
Improper Drainage			Unrecorded I	Easeme	nts		/	
Intermittent or Weather Springs		/	Urea-formald	lehyde I	nsulation		/	
Landfill		/	Water Dama	ge Not [Due to a Flood Event		/	
Lead-Based Paint or Lead-Based Pt. Hazards		/	Wetlands on				1	
Encroachments onto the Property		/	Wood Rot				/	
Improvements encroaching on others' property			Active infesta	ation of t	termites or other wood		/	

of Methamphetamine
(TXR-1406) 09-01-19

Located in Historic District

Previous Roof Repairs

Historic Property Designation

Previous Foundation Repairs

Previous Other Structural Repairs

Previous Use of Premises for Manufacture

nitialed by: Buyer:,	and Seller: ,
Not Transactions (zinForm Edition) 231 Shears	son Cr. Cambridge Ontario Canada N1T 1 I5 unaw hyolf o

destroying insects (WDI)

Previous Fires

Tub/Spa*

Previous treatment for termites or WDI

Termite or WDI damage needing repair

Single Blockable Main Drain in Pool/Hot

Previous termite or WDI damage repaired

and Seller:

water or delay the runoff of water in a designated surface area of land.

Initialed by: Buyer: ____

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Concerning the Prop	erty at	5162 N US Hwy 79 Palestine, TX 75801						
Section 9. Seller	hashas not a	ttached a survey	of the Property.					
persons who reg	ularly provide ins	pections and v	teller) received any who are either lice If yes, attach copies a	nsed as inspectors	or otherwise			
Inspection Date	Туре	Name of Inspec	ctor		No. of Pages			
					1			
Note: A buyer			ts as a reflection of the from inspectors choser		e Property.			
			er) currently claim for					
✓ Homestead	gement _	_ Senior Citizen	_	_ Disabled				
Other:	gement _	Agricultural	_	Disabled Veteran _ Unknown				
	ou (Şeller) ever file		nage, other than floo	d damage, to the Pr	operty with any			
		ceived proceeds	for a claim for dama	ge to the Property (for example, an			
insurance claim or	a settlement or awa	rd in a legal proc	eeding) and not used	the proceeds to mak	e the repairs for			
WITH INSL	WANCE FOR	2 REPAIRS	WATER HEATS	ac busico	FICO			
	apter 766 of the He	alth and Safety C	etectors installed in a	noyes. If no or u				
installed in acc including perfor	ordance with the requiremance, location, and p	rements of the buildi nower source require	amily or two-family dwellii ng code in effect in the a ments. If you do not kno ct your local building officie	rea in which the dwelling w the building code requ	is located,			
family who will impairment fron the seller to ins	reside in the dwelling in a licensed physician; a tall smoke detectors fo	is hearing-impaired; and (3) within 10 day r the hearing-impaire	ne hearing impaired if: (1) (2) the buyer gives the s s after the effective date, i ed and specifies the locat s and which brand of smol	eller written evidence of the buyer makes a writter ions for installation. The	the hearing request for			
			true to the best of Selle naccurate information o					
Signature of Seller		Date	Signature of Seller		Date			
Printed Name:	8HIA PITT	3	Printed Name:					
(TXR-1406) 09-01-19	Initialed b	y: Buyer:, ,	and Seller: <u>U</u>	<u>P</u>	Page 5 of 6			
	Produced with Lone Wolf Transact	ions (zipForm Edition) 231 She	earson Cr. Cambridge, Ontario, Canad	a N1T 1J5 www.lwolf.com 5	162 N US Hwy			

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.

(p)	The following	providers of	currently	provide servic	e to	the F	Property:
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Electric:	phone #:
Sewer:	phone #:
Water: NECHES WATER SUPPLY	phone #: 903 - 584 - 3316
Cable:	phone #:
Trash: WASTE MANAGEMENT	phone #: 903-723-4670
Natural Gas: NECSONS LP UP	phone #:
Phone Company:	phone #:
Propane: NEUSON UP	phone #: 903 - 723 - 6722
Internet:	phone #:
This Sallor's Disalogues Nation was completed by Sallor as of the date	aire de The best of the Control of t

(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) 09-01-19	Initialed by: Buyer:,	and Seller:,	Page 6 of 6