



SELLER'S DISCLOSURE NOTICE TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 6001 Melba Drive Malakoff Henderson
(Street Address and City) (County)

Note: Section 5.008 of the Texas Property Code requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Texas Property Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN AND A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED AND LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER, ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION, NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS (THE REGIONAL MULTIPLE LISTING SERVICE), OR ANY MULTIPLE LISTING SERVICE, OR LOCAL BOARDS AND ASSOCIATIONS OF REALTORS. THE LISTING BROKER HAS RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

- The Property is currently: Owner Occupied Vacant Estate Leased Foreclosure
If owner occupied, for _____ years. If not owner occupied, for _____ years.
If leased: Origination Date N/A Expiration Date N/A
- Seller is the current owner of the Property and can sell the property without being joined by any other person:
 Yes No If "No", explain:

- Year the property was constructed: 1980 approx. Per Owner Per Tax Rolls
(If before 1978, complete, sign and attach TXR-1906 concerning lead-based paint hazards.)
- Is Seller a United States citizen? Yes No
If "No", the seller is a "foreign person" as defined in the Internal Revenue Code Yes No
- Check any of the following exemptions which Seller claims for the Property:
 Homestead Senior Citizen Disabled Veteran Disabled Agricultural Wildlife Management
 Other VET
- Has the Seller asserted any claim under any insurance policy, other than for flood damage, or against any person for any physical condition of the Property? Yes No If "Yes", explain:

Seller's Initials Am2 Seller's Initials Buy Buyer's Initials _____ Buyer's Initials _____

(6. Cont'd)

7. Is there currently in force for the Property a written Builder's Warranty? Yes No Unknown
If "Yes", identify the warranty by stating:
Name of Company issuing warranty: _____
Warranty number: _____

8. Except for manufacturer warranties, if any, on appliances, do there exist any other warranties for the Property?
 Yes No Unknown If "Yes", identify the warranties:
HVAC

9. Are there any pending or threatened condemnation proceedings which affect the Property?
 Yes No Unknown If "Yes", explain:

10. Has the property been the subject of any pending or concluded litigation?
 Yes No Unknown If "Yes", explain:

11. Is this property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?
 Yes No Unknown If "Yes", explain:

INSPECTION REPORTS AND NOTICES

12. Seller has not received any notices in the last 5 years, either oral or written, regarding the need for repair or replacement of any portion of the Property from any government agency, appraiser, mortgage lender, repair service or other, except: NO

13. List and attach any written inspection reports that Seller has received in the last 5 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	Number of pages
<u>None</u>			

Explanatory comments by Seller, if any: _____

Seller's Initials mt Seller's Initials dyg Buyer's Initials _____ Buyer's Initials _____

(13. Explanatory comments by Seller cont'd)

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 or the buyer's own choice.

INFORMATION ABOUT EQUIPMENT AND SYSTEMS

14. For items listed below and on the following pages, check appropriate box if items are presently in "Working Condition" and there are no known defects. Please check if item has been repaired (note date of repair) or if item is in need of repair. Check N/A for items that do not apply to Property.
 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 & SYSTEM	IN WORKING			DATE OF REPAIR Month/Year	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED / NEEDED REPAIRS
	N/A	CONDITION	HAS BEEN REPAIRED			
Attic Fan	—	—	—	—	—	—
Automatic Lawn Sprinkler System (Front ___ Back ___ L. Side ___ R. Side ___ Fully ___)	—	✓	—	—	—	Around House
Broadband Cat 5	✓	—	—	—	—	—
Cable TV Wiring	✓	—	—	—	—	—
Carbon Monoxide Detector	✓	—	—	—	—	—
Ceiling Fans	—	—	—	—	✓	Dock ceiling fan not working
Cooktop Gas ___ Electric ✓	—	✓	—	—	—	—
Cooling Ctrl(Gas ___ Elec ___ #units ___)	—	✓	—	—	—	—
Dishwasher	—	✓	—	—	—	—
Disposal	✓	—	—	—	—	—
Electrical System	—	✓	—	—	—	—
Emergency Escape Ladder	✓	—	—	—	—	—
Exhaust Fan(s)	✓	—	—	—	—	—
Fire Detection Equipment Electric ___ Battery Operated ✓	—	✓	—	—	—	—
Foundation/Slab(s)	—	✓	—	—	—	—
Garage (Attached ___ Not Attached ___)	✓	—	—	—	—	—
Garage Door Openers & Controls	✓	—	—	—	—	—
Gas Fixtures	✓	—	—	—	—	—
Gas Lines (Natural ___ Propane ___)	✓	—	—	—	—	—
Heating(Ctrl Gas ___ Elec ___ #units ___)	—	✓	—	—	—	—
Heating (Window ___ Wall ___)	✓	—	—	—	—	—
Hot Tub	✓	—	—	—	—	—
Icemaker	✓	—	—	—	—	—
Intercom System	✓	—	—	—	—	—
Jetted Bathroom Tub	✓	—	—	—	—	—

Seller's Initials Amz Seller's Initials dy Buyer's Initials _____ Buyer's Initials _____

EQUIPMENT & SYSTEM

	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR Month/Year	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED / NEEDED REPAIRS
	Lighting Fixtures		✓			
Media Wiring & Equipment	✓					
Microwave		✓				
Outdoor Cooking Equipment	✓					
Oven(s) (Electric ___ Gas ___ Other ___)	✓					
Oven-Convection	✓					
Plumbing System		✓				
Propane Tank (Leased ___ Owned ___)	✓					
Public Sewer & Water System	✓					
Range		✓				
Refrigerator (Built-In)	✓					
Satellite Dish and Receiver		✓				
Sauna	✓					
Security System		✓				
Septic or other On-Site Sewer System (In Use <input checked="" type="checkbox"/> Abandoned ___)		✓				
Shower Enclosure & Pan		✓				
Smoke Detector		✓				
Smoke Detector (hearing impaired)	✓					
Spa	✓					
Stove(free standing)(Gas ___ Electric <input checked="" type="checkbox"/>)		✓				
Sump or Grinder Pump	✓					
Swimming Pool & Equipment	✓					
Swimming Pool Built-In Cleaning Equip.	✓					
Trash Compactor	✓					
TV Antenna	✓					
Water Heater (Gas ___ Electric <input checked="" type="checkbox"/>)		✓				
Water Softener	✓					
Wells		✓				

INFORMATION ABOUT STRUCTURE/OTHER

EQUIPMENT & SYSTEM

	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR Month/Year	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED / NEEDED REPAIRS
	Basement	✓				
Carpport (Attached ___ Not attached ___)	✓					
Ceilings		✓				
Doors		✓				
Drains (French ___ Other ___)		✓				
Driveway		✓				
Electrical Wiring		✓				
Fences		✓				
Fireplaces / Chimney		✓				
Mock ___ Woodburning <input checked="" type="checkbox"/>		✓				
With Gas Logs ___ Other ___)						
Floor			✓			
Foundation			✓			
Garage	✓					
Lighting (Outdoor)			✓			

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 6001 Melba Drive, Malakoff, 75148
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials DM Seller's Initials dy

Buyer's Initials _____ Buyer's Initials _____

EQUIPMENT & SYSTEM

	N/A	IN WORKING	HAS BEEN	DATE OF	IN NEED	DESCRIPTION OF
		CONDITION	REPAIRED	REPAIR	OF	COMPLETED /
				Month/Year	REPAIR	NEEDED REPAIRS
Patio / Decking	—	✓	—	—	—	—
Retaining Wall	—	✓	—	—	—	—
Rain Gutters & Down Spouts	—	✓	—	—	—	—
Roof	—	✓	—	—	—	—
Sidewalks	—	✓	—	—	—	—
Skylights	✓	—	—	—	—	—
Walls (Exterior / Interior)	—	✓	—	—	—	—
Washer/Dryer (Gas ___ Electric ✓)	—	✓	—	—	—	—
Windows	—	✓	—	—	—	—
Window Screens	—	✓	—	—	—	—
Other	—	—	—	—	—	—
<u>Boat Dock</u>	—	—	—	—	—	<u>Piers need replacement</u>

15. The shingles or roof covering is constructed of:
 ___ Wood Composition ___ Tile ___ Other ___
 There is an overlay covering? ___ Yes ___ No ___ Unknown
16. The age of the shingles or roof covering: ___ years Unknown
17. The electrical wiring of the Property is: Copper Aluminum ___ Unknown
 ___ Other (Specify) _____
18. Is there an alarm system? Yes ___ No
 If "Yes", system is Owned by Seller ___ Leased by Seller
 If leased, is lease transferrable? ___ Yes ___ No
19. Please identify other systems, if any, of the Property which are leased and not owned by Seller:

20. Is there a single blockable main drain in pool/hot tub/spa? ___ Yes No
 (A single blockable main drain may cause a suction entrapment hazard for an individual.)

MISCELLANEOUS INFORMATION ABOUT PROPERTY

	YES	NO	UNKNOWN	IF YES, EXPLAIN
21. Is the Seller aware of any of the following conditions?				
ASBESTOS Components	—	✓	—	—
Any personal or business BANKRUPTCY pending which would affect the sale of the property	—	✓	—	—
CARPET Stains (not visible)	—	✓	—	—
Located on or near CORP OF ENGINEER Property	—	✓	—	—
Any DEATH on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property	—	✓	—	—
Unplatted EASEMENTS	—	✓	—	—
Does the property have EMERGENCY ESCAPE LADDERS	—	✓	—	—
FAULT lines	—	✓	—	—
Previous FIRES	—	✓	—	—
Any FORECLOSURES pending or threatened with respect to the Property	—	✓	—	—
Urea formaldehyde INSULATION	—	✓	—	—
LANDFILL	—	✓	—	—

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 6001 Melba Drive, Malakoff, 75148
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials OND Seller's Initials dy Buyer's Initials _____ Buyer's Initials _____

(21. cont'd)

	YES	NO	UNKNOWN	IF YES, EXPLAIN
LEAD-BASED PAINT	—	✓	—	_____
Tax or judgment LIENS	—	✓	—	_____
LIQUID PROPANE GAS	—	✓	—	_____
LP community (Captive)	—	✓	—	_____
LP on Property	—	✓	—	_____
PREVIOUS STRUCTURAL REPAIRS	—	✓	—	_____
RADON GAS	—	✓	—	_____
Are there MINERAL RIGHTS with the property?	—	—	✓	_____
If yes, who owns them _____	—	—	—	_____
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property	—	✓	—	_____
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time	—	✓	—	_____
Above-ground impediment to swimming POOL	—	✓	—	_____
Underground impediment to swimming POOL	—	✓	—	_____
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual	—	✓	—	_____
House SETTLING	—	✓	—	_____
SOIL movement	—	✓	—	_____
Subsurface STRUCTURES, TANKS or pits	—	✓	—	_____
Synthetic STUCCO	—	✓	—	_____
Diseased TREES	—	✓	—	_____
Hazardous or TOXIC WASTE Affecting the Property	—	✓	—	_____
Holes in WALLS	—	✓	—	_____
Previous WATER DAMAGE not due to a Flood Event	—	✓	—	_____
WOOD ROT Damage Needing Repair	—	✓	—	_____

22. Is the Seller aware of any condition on the property, not previously addressed in this disclosure statement, which in Seller's opinion is a defective condition or materially affects the physical health or safety of an individual?
 ___ Yes ___ ~~No~~ If "Yes", explain:

23. If the Property is part of a regime creating a homeowner's association, state the following information: *N/A*
 Amount of dues or assessments: Monthly \$ _____ Quarterly \$ _____ Annually \$ _____
 Payment of dues/assessments is: ___ Mandatory ___ Voluntary
 Seller's Percentage Ownership in Common Areas: *N/A* %
 Amount of Unpaid Dues or Assessments, if any: \$ _____ Optional Membership: \$ _____
 HOA Name: _____ *N/A* Phone #: _____

24. High speed Internet available? ___ Yes ___ No
 ___ Cable ___ DSL ___ Cable TV ___ Other *Century Link*

25. Is Property in a Public Improvement District (PID)? ___ Yes ___ No
 Are you being taxed for these improvements? ___ Yes ___ No

26. The Property is currently being serviced by the following utilities (check as applicable):
 ___ Water ___ Sewer ___ Septic ___ Electricity ___ Gas ___ Cable
 ___ Other _____

27. The water service to the Property is provided by (check as applicable):
 ___ City ___ Well ___ MUD ___ Co-op *Lake Shore Water - Private Water Company*

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 6001 Melba Drive, Malakoff, 75148 Page 6 of 12
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials *BM* Seller's Initials *BY* Buyer's Initials _____ Buyer's Initials _____

28. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage, other than flood damage, to the Property and then not used the proceeds to make the repairs for which the claim was submitted?
 Yes No
29. Are any common areas (facilities such as pools, tennis courts, walkways, or other) co-owned with others?
 Yes No If yes, complete the following:
 Any optional user fees for common facilities charged: Yes No
 If "Yes", describe:

30. Are there any outstanding IRS judgment or mechanics liens or lis pendens against the Property? Yes No
31. 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 Yes No
32. Is any portion of the Property located in a groundwater conservation district or a subsidence district?
 Yes No Unknown

INFORMATION ABOUT FOUNDATION

33. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert? Yes No If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

 If "Yes", have you given a copy of each report to the Listing Broker? Yes No
34. Have repairs been made to the foundation of the Property since its original construction? Yes No
 If "Yes" explain what repairs you know or believe to have been made:

INFORMATION ABOUT DRAINAGE AND FLOODING

35. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, inspector, or expert? Yes No
 If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

 If "Yes", have you given a copy of each report to the Listing Broker? Yes No
36. Have repairs been made to the drainage of the Property since its original construction? Yes No Unknown
 If "Yes" explain what repairs you know or believe to have been made:

37. Does the Seller know of any currently defective condition to the drainage of the Property? Yes No

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 6001 Melba Drive, Malakoff, 75148 Page 7 of 12
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials BAM Seller's Initials CT Buyer's Initials _____ Buyer's Initials _____

(37. cont'd)

If "Yes" explain: _____

38. 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.

Y N

- 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 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 answer to any of the above is yes, explain (attach additional sheets as Necessary): _____
Located Cedar Creek Reservoir

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, 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.

"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.

"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.

Seller's Initials *DS* Seller's Initials *DP* Buyer's Initials _____ Buyer's Initials _____

39. 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 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).

40. 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):

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

41. Has the Seller ever obtained a written report about active termites or other wood destroying insects?

Yes No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

If "Yes", have you given a copy of each report to the Listing Broker? Yes No

42. Has the Property been treated for termites or other wood destroying insects? Yes No Unknown

If "Yes" please state date of treatment:

43. Have there been any repairs made to damage caused by termites or other wood destroying insects?

Yes No Unknown

If "Yes" explain what repairs you know or believe to have been made:

44. Do active termites or other wood destroying insects currently infest the Property?

Yes No Unknown

If "Yes" explain:

45. Is there any existing termite damage in need of repair?

Yes No Unknown

If "Yes" explain:

46. Is the Property currently covered by a termite policy? Yes No

If "Yes" identify the policy by stating:

Name of Company issuing policy:

Policy Number:

Date of policy renewal:

Seller's Initials Bn2 Seller's Initials dy

Buyer's Initials _____ Buyer's Initials _____

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

47. Has the Seller ever obtained a written report about treatment or repairs about any of the following environmental conditions:

- The presence or removal of asbestos Yes No
- The presence of radon gas Yes No
- The presence or treatment for Stachybotrys commonly known as "black mold" Yes No
- The presence of lead based paint Yes No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

If "Yes", have you given a copy of the Certification of Mold Remediation to the Listing Broker?

- Yes No

48. Is the Seller aware of previous use of premises for manufacture of Methamphetamine?

- Yes No

49. Is the Seller aware of the presence of any of the conditions referred to in question 45?

- Yes No

If "Yes" please explain: _____

ACKNOWLEDGEMENT BY SELLER

50 I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

Bm2
Seller Initial

Seller Initial

51. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

Bm2
Seller Initial

Seller Initial

52. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

Bm2
Seller Initial

Seller Initial

DISCLOSURES

Municipal Utility District Disclosures

Check which Apply:

(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)

N/A

- The Property is located in a Municipal Utility District which is either:
 - Located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #1)
 - Not located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #2)
 - Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality (MUD Disclosure Form #3)

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 6001 Melba Drive, Malakoff, 75148 Page 10 of 12
Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials Bm2 Seller's Initials dy

Buyer's Initials _____ Buyer's Initials _____

(Municipal Utility District Disclosures cont'd)

On-site Sewer Facility

- If Property has a septic or other On-Site Sewer Facility:
- Attached is Information About On-Site Sewer Facility (TXR #1407)

SMOKE DETECTION EQUIPMENT

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 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

CONDOMINIUM / TOWNHOME ADDITIONAL INFORMATION, IF APPLICABLE

1. Is the roof covered by the Property Owner's Association? Yes No
2. Is the heating and cooling control regulated by the Property Owner's Association? Yes No
3. What Services are paid for by the Property Owner's Association?
 Water Sewer Septic Electricity Gas Cable
 Other _____
4. The water service to the Property is provided by:
 City Well MUD Co-op
5. Is Parking: Assigned Unassigned # of Spaces _____ Space Numbers: _____
 Carport Uncovered Garage

INDEMNIFICATION

SELLER HEREBY AGREES TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

Paul M. Fuglie 8/12/2022
 SELLER (SIGN AS NAME APPEARS ON TITLE) DATE SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
Paul M. Fuglie **Debra R. Fuglie**

Seller's Initials PMF Seller's Initials DF Buyer's Initials _____ Buyer's Initials _____

NOTICES TO BUYER

1. 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 data base, visit <https://publicsite.dps.texas.gov/SexOffenderRegistry/Search>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
2. 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 or 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.
3. 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.
4. If Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Inter-coastal 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.
6. 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.
7. The following providers currently provide service to the Property:

Electric:	phone #	<u>TUEC</u>
Sewer:	phone #	<u>SEPTIC</u>
Water:	phone #	<u>Lake shore Utility</u>
Cable:	phone #	<u>Direct TV</u>
Trash:	phone #	<u>Clean Sweep</u>
Natural Gas:	phone #	<u>N/A</u>
Phone Company:	phone #	<u>Century Link</u>
Propane:	phone #	<u>N/A</u>
Internet:	phone #	<u>Century Link</u>

*The above described waiver applies only to a hearing impaired purchaser.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property.

BUYER

DATE _____

BUYER

DATE _____

Seller's Initials Bm2 Seller's Initials [Signature] Buyer's Initials _____ Buyer's Initials _____



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 6001 Melba Drive
Malakoff, 75148

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: By Deck Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 6 months Ago
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information N/A
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

Information about On-Site Sewer Facility concerning _____

D. **INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Paul M. Fuglie 8/12/22

Signature of Seller
Paul M. Fuglie

Date

Debra R. Fuglie 8/12/22

Signature of Seller
Debra R. Fuglie

Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date