

TEXAS ASSOCIATION OF REALTORS\*
SELLER'S DISCLOSURE NOTICE

©TEXAS ASSOCIATION OF REALTORS\*
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 compiles with and contains additional disclosures which

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CONCERNING THE	PR	OF	PE!	7	Y A	—- Г 3:	20 E. Chas	se, Nav	asota, T	X 77	368	_			<del>-,,,,,</del>						
THIS NOTICE IS A DISCLOSURE OF SELLER'S KN AS OF THE DATE SIGNED BY SELLER AND IS WARRANTIES THE BUYER MAY WISH TO OBTAIN SELLER'S AGENTS, OR ANY OTHER AGENT.							NOWL	.ED	3E												
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Other Leased Item(s) □ ២ □ [	Jyes	, desc	ribe:	11	1	
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Underground Lawn Sprinkler	f yes	, attac	h Inform	atio	n About On-Site Sewer Facility /T	λD
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- was the Property built before 1978? 🔲 ves	∵ Zan	io 🗀	unknowr	1		_
::(If yes, complete, sign, and attach TAR-1	906 (	conce.	rning lea	d-ba	ased paint hazards).	
Roof Type: 57EEL R-PRIVEL  Is there an overlay roof covering on the Prop  Covering 2 Page Plant Purkneyer	or service of	Ag	e. 7	0	YR5 (ann	'nኣ
Is there an overlay roof covering on the Prop	erty	(shing	les or ro	of co	overing placed over existing shing	on Pali
ACACHINAN: 188 AGS FELLIO FINITIONAL						
Are you (Seller) aware of any of the Items I	isted	in thi	s Section	1 1 f	that are not in working condition	61.
defects, or are need of repair? 唐yes, 口 no	lf v	es. de	scribe (a	ttac	that are not in working condition,	u
DISH CANCELLES / DARAGE DO.	on.	TRAC	e se	11440	in additional shocts if necessary);	
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Navasota Realty

(TAR-1406) 02-01-18

Initialed by: Buyer:

and Seller:

Page 2 of 5

Manar Bours

		Cono	erning the Property at 320 E. Chase, Navasota, TX 77868
	ſ	Histo	pric Property Designation
, .		Prev	ious Use of Premises for Manufacture    Characteristic   Characteristic
		If the	answer to any of the Items in Section 3 is yes, explain (attach additional sheets if necessary):
<u>.</u> 2*	/***	. A	
	- 75		SEE SECTION 3 ATTACHED
		-	** ** ***
	My .	On mili	*A single blockable main drain may cause a suction entrapment hazard for an individual.
- 141 (新聞) - 121 (2013)	4 *	NI LO	on 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need pair, which has not been previously disclosed in this notice?   ☐ yes ☐ no If yes, explain (attach onal sheets if necessary):
		<del></del> -	
<b>*</b> . #	<u></u>		
	<del></del>		
e je za Gre	ار. ۱	Sectl /ou a	on 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if
	-	<u> </u>	
, N	į	Ü	Room additions, structural modifications, or other alterations or repairs made without necessary
	j. 1-j	nin.	permits, with unlessived permits, or not in compliance with building codes in effect at the time.
. I Pass	ָּ בַ		Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Phone:
			Manager's name:Phone:
			Fees or assessments are: \$per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no
			If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
	C	ı dı	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  Any optional user fees for common facilities charged?   yes  no If yes, describe:
			They optional doctroes to common facilities charged? La yes La no if yes, describe:
		Þ	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
		ģ	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
		İ	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
		å,	Any condition on the Property which materially affects the health or safety of an individual.
		Y	Any repairs or treatments, other than routine maintenance, made to the Property to remediate
			environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
		〕	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
		Ó	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
		由	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
	(TAI	R-1406	) 02-01-18 Initialed by: Buyer: and Seller: 1 Q Page 3 of 5

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The second secon		N/A	
	. 2. 1		
Section 6. Selle	er □ has □	has not attached a survey of the Property.	
Section 7. With persons who re	in the fast 4	years, have you (Seller) received any written de inspections and who are either licensed as aspections? I yes to no If yes, attach copies and	· Imamaatu
Inspection Date	Type	Name of Inspector	
			No. of P
		N/A	
	er e	1.00	
Harmon and Arman and Arman	M Duyer sno	n the above-cited reports as a reflection of the curre uld obtain inspections from inspectors chosen by the	ð buyer.
Section 8. Chec	k any tax exe	mption(s) which you (Selier) currently claim for	the Property:
izi Homestead	1	☑ Senior Citizen ☐ Disabled	- •
☐ Wildlife Man ☐ Other:	agement	☐ Agricultural ☐ Disabled Veter	an
	: e	Libknown	
Section 10Have example, an insur	you (Seller) II no you (Seller) ance claim o	□ Unknown  ever filed a claim for damage to the Property ever received proceeds for a claim for damage as a settlement or award in a legal proceeding) ar the claim was made? □ yes □ no if yes, explain:	age to the Property
Section 10. Have example, an insulto make the repair	you (Seller) I no you (Seller) ance claim o s for which t	ever filed a claim for damage to the Property of the Property	age to the Property nd not used the prod
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502 S Lasalle Street Navasota, TX 77868

Nancy Perry

Navasota Realty

## ADDITIONAL NOTICES TO BUYER:

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- (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 <a href="https://www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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 térritory 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* (TAR 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.

more independently measured to verify ally reports	ed information.
(6) The following providers currently provide service to	the Property:
Electric: Enles u	phone #: 805 - 368 - 3789
Sewer: Oly of Managha.	phone #: 934 885 6950
Water: City of Naporta:	phone #: 41
Cable: G 0	phone #:
Trash: Republic	phone #: 936-825-64%
Natural Gas: Coly a Marganta	phone #: 956- 925- 6450
Phone Company (Sample Phone Company)	phone #:
Propane:	phone #:
Internet:	phone #:
(7) This Seller's Disclosure Notice was completed by S this notice as true and correct and have no reas ENCOURAGED TO HAVE AN INSPECTOR OF YO The undersigned Buyer acknowledges receipt of the for	
•	
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:
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