



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Tim Clark</u>	<u>0516005</u>	<u>tim@clarkreg.com</u>	<u>(817) 578-0609</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sam Byrd</u>	<u>0717388</u>	<u>sam@clarkreg.com</u>	<u>254-592-6877</u>
Sales Agent/Associate's Name	License No.	Email	Phone

<u>DR</u>	<u>03/01/2024</u>
Buyer/Tenant/Seller/Landlord Initials	Date



### 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.  
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**CONCERNING THE PROPERTY AT** 350 CR 180  
Gorman, Tx 76454

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

- (1) Type of Treatment System:  Septic Tank     Aerobic Treatment     Unknown
- (2) Type of Distribution System: later lines     Unknown
- (3) Approximate Location of Drain Field or Distribution System: front yard     Unknown
- (4) Installer: Justin Underwood     Unknown
- (5) Approximate Age: March 2003     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? never
- (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:

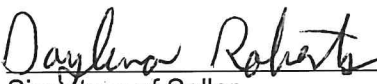
- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials     permit for original installation     final inspection when OSSF was installed  
 maintenance contract     manufacturer information     warranty information    \_\_\_\_\_
- (2) "Planning materials" 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.**

  
 \_\_\_\_\_  
 Signature of Seller Date  
**Daylena Roberts**

\_\_\_\_\_  
 Signature of Seller Date

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer Date

\_\_\_\_\_  
 Signature of Buyer Date



UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

350 CR 180 Gorman Tx 76454

(Property Address)

SELLER  is  is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER  is  is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER  is  is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER  is  is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER  is  is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER  is  is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER  is  is not aware that the Property is located  wholly  partly in a floodplain,

SELLER  is  is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases:  ground,  mineral,  oil & gas,

fixture, or  tenant.  Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER NAME: Doylena Roberts

SELLER NAME: \_\_\_\_\_

Doylena Roberts 03/01/2024  
Signature Date

\_\_\_\_\_  
Signature Date





**SQUARE FOOTAGE DISCLAIMER**

PROPERTY ADDRESS 350 CR 180 Gorman Tx 76454

ESTIMATED SQUARE FOOTAGE 1344

SOURCE OF ESTIMATE Tax

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.

This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

Doylena Roberts 03/01/2024  
SELLER Doylena Roberts DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
SELLER 03/01/2024  
DATE

\_\_\_\_\_  
BUYER DATE

Sam Byrd 03/01/2024  
LISTING AGENT Sam Byrd DATE

\_\_\_\_\_  
SELLING AGENT DATE

CLARK REAL ESTATE GROUP





APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 350 CR 180 Gorman  
 (Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
  - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_
  - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
  - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_
  - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS** (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

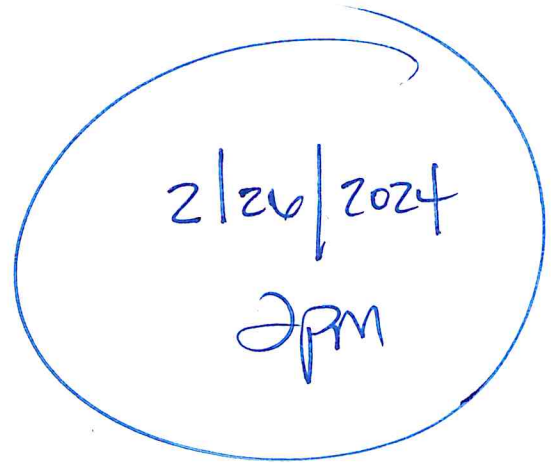
(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	Date	<u>Doylena Roberts</u>	<u>03/01/2024</u>
Buyer		Seller	Date
		<b>Doylena Roberts</b>	
_____	Date	_____	Date
Buyer		Seller	
_____	Date	<u>Sam Byrd</u>	<u>03/01/2024</u>
Other Broker		Listing Broker	Date
		<b>Sam Byrd</b>	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	6826	<b>Geographic ID:</b> SDE-08-056
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	350 CR 180 GORMAN, TX 76454	
<b>Map ID:</b>	06-11	<b>Mapsco:</b>
<b>Legal Description:</b>	A01606 THOMPSON, W. A., ACRES 62.67	
<b>Abstract/Subdivision:</b>	A01606 - THOMPSON, W. A.	
<b>Neighborhood:</b>	SGO-AG	
<b>Owner</b>		
<b>Owner ID:</b>	32283	
<b>Name:</b>	ROBERTS, DOYLENA	
<b>Agent:</b>		
<b>Mailing Address:</b>	202 COLLEGE ST GUSTINE, TX 76455-2110	
<b>% Ownership:</b>	100.0%	

<b>Exemptions:</b>	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.
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## Property Values

<b>Improvement Homesite Value:</b>	N/A (+)
<b>Improvement Non-Homesite Value:</b>	N/A (+)
<b>Land Homesite Value:</b>	N/A (+)
<b>Land Non-Homesite Value:</b>	N/A (+)
<b>Agricultural Market Valuation:</b>	N/A (+)
<b>Market Value:</b>	N/A (=)
<b>Agricultural Value Loss: ?</b>	\$354,000 (-)
<b>Appraised Value:</b>	N/A (=)
<b>Homestead Cap Loss: ?</b>	N/A (-)
<b>Assessed Value:</b>	N/A
<b>Ag Use Value:</b>	N/A

### VALUES DISPLAYED ARE 2023 CERTIFIED VALUES

**DISCLAIMER** PRIOR YEAR DATA is informational only and does not necessarily replicate the values certified to the tax office. The Comanche CAD makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Please contact the Appraisal District to verify all information for accuracy.



## Property Taxing Jurisdiction

**Owner:** ROBERTS, DOYLENA **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	N/A	N/A	N/A	N/A	N/A
FMB	County Road & Bridge	N/A	N/A	N/A	N/A	N/A
GCM	Comanche County	N/A	N/A	N/A	N/A	N/A
SGO	Gorman ISD	N/A	N/A	N/A	N/A	N/A
WTD	Trinity Water	N/A	N/A	N/A	N/A	N/A

**Total Tax Rate:** N/A

**Estimated Taxes With Current Exemptions:** N/A

**Estimated Taxes At Market Value:** N/A

## Property Improvement - Building

**Description:** RESIDENTIAL **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 1,344.00sqft  
**Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RSF06	SM	1922	1,344.00
DG	DET GARAGE	RSF04		1922	672.00
CPT	CARPORT	CNF1		1922	392.00
CPT	CARPORT	CNF1		2006	624.00
CP	COVERED PORCH	RSF06		2015	16.00

**Description:** BARN **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
BRN	BARN	BRNL	0	750.00
SHD	SHED	SHDL		360.00

**Description:** GRAIN BIN **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00sqft **Value:** N/A

**Description:** SITEIMP **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 0.00sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
SITEIMP	SITE IMPROVEMENT	SITEIMP		1.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOUSE SITE	1.0000	43,560.00	0.00	0.00	N/A	N/A
DC	DRY CROP	25.0000	1,089,000.00	0.00	0.00	N/A	N/A
NP	NATIVE PASTURE	36.6700	1,597,345.20			N/A	N/A

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$63,430	\$366,620	\$6,770	\$76,050	\$23,367	\$52,683
2022	\$55,380	\$241,280	\$6,810	\$66,040	\$17,504	\$48,536
2021	\$34,980	\$199,760	\$6,850	\$44,860	\$0	\$44,860
2020	\$29,780	\$178,670	\$6,640	\$41,790	\$0	\$41,790
2019	\$29,780	\$168,660	\$6,580	\$41,470	\$2,622	\$38,848
2018	\$29,780	\$165,250	\$6,320	\$41,010	\$5,269	\$35,741
2017	\$22,930	\$158,210	\$6,150	\$33,110	\$167	\$32,943
2016	\$21,140	\$132,810	\$6,230	\$30,670	\$0	\$30,670
2015	\$22,540	\$126,340	\$6,430	\$31,970	\$0	\$31,970
2014	\$21,510	\$126,340	\$6,430	\$30,940	\$0	\$30,940
2013	\$21,510	\$126,340	\$6,130	\$30,640	\$0	\$30,640

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/10/2000	ELED	ENHANCED LIFE ESTATE DEED	PARKER, DOYLE F EST & ELLEN M PARKER EST	ROBERTS, DOYLENA	786	492	



## 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.**

350 CR 180  
Gorman, Tx 76454

CONCERNING THE PROPERTY AT \_\_\_\_\_

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    is    is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?    (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	Y	N	U
Cable TV Wiring		<input checked="" type="checkbox"/>	
Carbon Monoxide Det.		<input checked="" type="checkbox"/>	
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal		<input checked="" type="checkbox"/>	
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
French Drain	<input checked="" type="checkbox"/>		
Gas Fixtures	<input checked="" type="checkbox"/>		
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	

Item	Y	N	U
Natural Gas Lines		<input checked="" type="checkbox"/>	
Fuel Gas Piping:		<input checked="" type="checkbox"/>	
-Black Iron Pipe		<input checked="" type="checkbox"/>	
-Copper		<input checked="" type="checkbox"/>	
-Corrugated Stainless Steel Tubing		<input checked="" type="checkbox"/>	
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave		<input checked="" type="checkbox"/>	
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking		<input checked="" type="checkbox"/>	
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

Item	Y	N	U
Pump: <u>  </u> sump <u>  </u> grinder		<input checked="" type="checkbox"/>	
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired		<input checked="" type="checkbox"/>	
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna	<input checked="" type="checkbox"/>		
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C		<input checked="" type="checkbox"/>		electric <u>  </u> gas <u>  </u> number of units: <u>  </u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: <u>  </u>
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units: <u>  </u>
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: <u>  </u>
Central Heat		<input checked="" type="checkbox"/>		electric <u>  </u> gas <u>  </u> number of units: <u>  </u>
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>  </u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>  </u> electric <u>  </u> gas <u>  </u> other: <u>  </u>
Fireplace & Chimney		<input checked="" type="checkbox"/>		<u>  </u> wood <u>  </u> gas logs <u>  </u> mock <u>  </u> other: <u>  </u>
Carport	<input checked="" type="checkbox"/>			<u>  </u> attached <u>  </u> not attached
Garage	<input checked="" type="checkbox"/>			<u>  </u> attached <u>  </u> not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: <u>  </u> number of remotes: <u>  </u>
Satellite Dish & Controls		<input checked="" type="checkbox"/>		owned <u>  </u> leased from: <u>  </u>
Security System		<input checked="" type="checkbox"/>		owned <u>  </u> leased from: <u>  </u>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:   DR  , \_\_\_\_\_

Page 1 of 7



Concerning the Property at \_\_\_\_\_

Solar Panels		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	electric _____ gas _____ other: _____ number of units: _____
Water Softener		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	owned _____ leased from: _____
Other Leased Items(s)		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	if yes, describe: _____
Underground Lawn Sprinkler		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	_____ automatic _____ manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: \_\_\_\_\_ city \_\_\_\_\_ well  MUD \_\_\_\_\_ co-op \_\_\_\_\_ unknown \_\_\_\_\_ other: \_\_\_\_\_

Was the Property built before 1978?  yes \_\_\_\_\_ no \_\_\_\_\_ unknown \_\_\_\_\_

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: mettle Age: 8 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_\_\_ yes \_\_\_\_\_ no \_\_\_\_\_ unknown \_\_\_\_\_

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_\_\_ yes \_\_\_\_\_ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		<input checked="" type="checkbox"/> N
Ceilings		<input checked="" type="checkbox"/> N
Doors	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Driveways		<input checked="" type="checkbox"/> N
Electrical Systems		<input checked="" type="checkbox"/> N
Exterior Walls		<input checked="" type="checkbox"/> N

Item	Y	N
Floors		<input checked="" type="checkbox"/> N
Foundation / Slab(s)		<input checked="" type="checkbox"/> N
Interior Walls		<input checked="" type="checkbox"/> N
Lighting Fixtures		<input checked="" type="checkbox"/> N
Plumbing Systems		<input checked="" type="checkbox"/> N
Roof		<input checked="" type="checkbox"/> N

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/> N
Walls / Fences		<input checked="" type="checkbox"/> N
Windows		<input checked="" type="checkbox"/> N
Other Structural Components		

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 aware.)**

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/> N
Asbestos Components		<input checked="" type="checkbox"/> N
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/> N
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/> N
Fault Lines		<input checked="" type="checkbox"/> N
Hazardous or Toxic Waste		<input checked="" type="checkbox"/> N
Improper Drainage		<input checked="" type="checkbox"/> N
Intermittent or Weather Springs		<input checked="" type="checkbox"/> N
Landfill		<input checked="" type="checkbox"/> N
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/> N
Encroachments onto the Property		<input checked="" type="checkbox"/> N
Improvements encroaching on others' property		<input checked="" type="checkbox"/> N
Located in Historic District		<input checked="" type="checkbox"/> N
Historic Property Designation		<input checked="" type="checkbox"/> N
Previous Foundation Repairs		<input checked="" type="checkbox"/> N

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/> N
Settling		<input checked="" type="checkbox"/> N
Soil Movement		<input checked="" type="checkbox"/> N
Subsurface Structure or Pits		<input checked="" type="checkbox"/> N
Underground Storage Tanks		<input checked="" type="checkbox"/> N
Unplatted Easements		<input checked="" type="checkbox"/> N
Unrecorded Easements		<input checked="" type="checkbox"/> N
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/> N
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/> N
Wetlands on Property		<input checked="" type="checkbox"/> N
Wood Rot		<input checked="" type="checkbox"/> N
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/> N
Previous treatment for termites or WDI		<input checked="" type="checkbox"/> N
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/> N
Previous Fires		<input checked="" type="checkbox"/> N

Concerning the Property at \_\_\_\_\_

Previous Roof Repairs	<u>Y</u>	
Previous Other Structural Repairs		<u>N</u>
Previous Use of Premises for Manufacture of Methamphetamine		<u>N</u>

Termite or WDI damage needing repair		<u>N</u>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<u>N</u>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Roof Replaced 2015 about

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**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.)

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <u>Y</u>                            | <u>N</u>                            |   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Present flood insurance coverage.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Previous flooding due to a natural flood event.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Previous water penetration into a structure on the Property due to a natural flood.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir.   |

If the answer 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:

"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.

Concerning the Property at \_\_\_\_\_

"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.

**Section 6. 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).

**Section 7. 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): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y  N Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Y  N Homeowners' 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  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Y  N 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: \_\_\_\_\_

Y  N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Y  N Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Y  N Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Y  N Any condition on the Property which materially affects the health or safety of an individual.

Y  N 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).

Y  N 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.

Concerning the Property at \_\_\_\_\_

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?**  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: 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 chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- Homestead  Senior Citizen  Disabled
- Wildlife Management  Agricultural  Disabled Veteran
- Other: \_\_\_\_\_  Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**  yes  no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?**  yes  no If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  unknown  no  yes. 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*



Concerning the Property at \_\_\_\_\_

Seller 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 material information.

Daylena Roberts \_\_\_\_\_  
Signature of Seller Date Signature of Seller Date

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**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>. 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.
- (6) The following providers currently provide service to the Property:

Electric: CECA \_\_\_\_\_ phone #: \_\_\_\_\_  
 Sewer: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Water: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Cable: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Trash: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Natural Gas: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Phone Company: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Propane: \_\_\_\_\_ phone #: \_\_\_\_\_  
 Internet: ToTelcom \_\_\_\_\_ phone #: \_\_\_\_\_

(TXR-1406) 07-10-23 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: DR, \_\_\_\_\_ Page 6 of 7

Concerning the Property at \_\_\_\_\_

(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:	_____ Printed Name:	_____ Printed Name: