



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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Section 5.008 of the Texas Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a purchaser 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 _____ (Street Address and City)

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? _____

1. The Property has the items below: (Mark Yes (Y), No (N), or Unknown (U).)

Grid of items for disclosure: Attic Fan(s), Cable TV Wiring, Ceiling Fan(s), Dishwasher, Disposal, Evaporative Cooler, Exhaust Fan(s), Fences, Fire Detection Equipment, French Drain, Gas Fixtures, Gas Lines (Nat/LP), Intercom System, Microwave, Outdoor Grill, Oven, Patio/Decking, Plumbing System, Pool, Pool Equipment, Pool Maintenance Accessories, Pool Heater, Public Sewer System, Rain Gutters, Range, Sauna, Spa or Hot Tub, Trash Compactor, TV Antenna, Wall/Window A/C Units, Washer/Dryer Hookups, Window Screens.

Grid of items for disclosure: Central A/C, Central Heat, Carport, Fireplace & Chimney, Garage, Garage Door Openers, Satellite Dish and Controls, Security System, Water Heater, Water Softener, Underground Lawn Sprinkler, Septic or other on-site sewer facility, Electric, Gas, Solar, Attached, Not Attached, Woodburning, Mock, Direct Vent, Number of Units, Controls, Areas covered, Information About On-Site Sewer Facility (TAR No.1407).

Water supply provided by: [] City [] Well [] MUD [] Co-Op [] Other [] Unknown
Was the dwelling built before 1978? [] Yes [] No [] Unknown
Roof Type: _____ Age: _____ (approx.)
Is there an overlay roof covering (shingles or roof covering placed over existing shingles or roof covering)? [] Yes [] No [] Unknown

Are you (Seller) aware of any of the items in Section 1 that are not in working condition, that have known defects, or that are in need of repair? [] Yes (If you are aware.) [] No (If you are not aware.) If yes, describe. (Attach additional sheets if necessary.)

This notice does not establish which items will or will not be conveyed in a sale. The terms of the contract will determine which items will and will not be conveyed.

(TAR-1406) 7-6-01 Initialed for Identification by Buyer _____, _____ and Seller _____, _____ Page 1 of 3

Seller's Disclosure Notice concerning _____

2. Are you (Seller) aware of any known defects/malfunctions in any of the following? (Mark Yes (Y) if you are aware, mark No (N) if you are not aware.)

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing/Sewers/Septics
<input type="checkbox"/>	<input type="checkbox"/>	Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	Floors	<input type="checkbox"/>	<input type="checkbox"/>	Roof
<input type="checkbox"/>	<input type="checkbox"/>	Doors	<input type="checkbox"/>	<input type="checkbox"/>	Foundation/Slab(s)	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks
<input type="checkbox"/>	<input type="checkbox"/>	Driveways	<input type="checkbox"/>	<input type="checkbox"/>	Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	Walls/Fences
<input type="checkbox"/>	<input type="checkbox"/>	Electrical Systems	<input type="checkbox"/>	<input type="checkbox"/>	Lighting Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Windows
<input type="checkbox"/>	<input type="checkbox"/>	Other Structural Components (describe): _____						

If the answer to any of the items in Section 2 is yes, explain. (Attach additional sheets if necessary.) _____

3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware, mark No (N) if you are not aware.)

Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	Unplatted Easements
<input type="checkbox"/>	<input type="checkbox"/>	Asbestos Components	<input type="checkbox"/>	<input type="checkbox"/>	Urea-formaldehyde Insulation
<input type="checkbox"/>	<input type="checkbox"/>	Diseased Trees: <input type="checkbox"/> Oak Wilt <input type="checkbox"/> _____	<input type="checkbox"/>	<input type="checkbox"/>	Water Penetration
<input type="checkbox"/>	<input type="checkbox"/>	Endangered Species/Habitat on Property	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands on Property
<input type="checkbox"/>	<input type="checkbox"/>	Fault Lines	<input type="checkbox"/>	<input type="checkbox"/>	Wood Rot
<input type="checkbox"/>	<input type="checkbox"/>	Hazardous or Toxic Waste			Previous Flooding
<input type="checkbox"/>	<input type="checkbox"/>	Improper Drainage	<input type="checkbox"/>	<input type="checkbox"/>	Into the Improvements
<input type="checkbox"/>	<input type="checkbox"/>	Intermittent or Weather Springs	<input type="checkbox"/>	<input type="checkbox"/>	Onto the Property
<input type="checkbox"/>	<input type="checkbox"/>	Landfill			Structural Repairs:
<input type="checkbox"/>	<input type="checkbox"/>	Lead-Based Paint or Lead-Based Paint Hazards	<input type="checkbox"/>	<input type="checkbox"/>	Previous Foundation Repairs
<input type="checkbox"/>	<input type="checkbox"/>	Located in 100-year Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	Previous Roof Repairs
<input type="checkbox"/>	<input type="checkbox"/>	Previous Fires	<input type="checkbox"/>	<input type="checkbox"/>	Other Structural Repairs
<input type="checkbox"/>	<input type="checkbox"/>	Present Flood Insurance Coverage (If yes, attach Information			Termites or Other Wood-Destroying Insects:
		About Special Flood Hazard Areas - TAR No. 1414)	<input type="checkbox"/>	<input type="checkbox"/>	Active Infestation
<input type="checkbox"/>	<input type="checkbox"/>	Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	Previous Treatment
<input type="checkbox"/>	<input type="checkbox"/>	Settling	<input type="checkbox"/>	<input type="checkbox"/>	Previous Damage Repaired
<input type="checkbox"/>	<input type="checkbox"/>	Soil Movement	<input type="checkbox"/>	<input type="checkbox"/>	Damage Needing Repair
<input type="checkbox"/>	<input type="checkbox"/>	Subsurface Structures or Pits			
<input type="checkbox"/>	<input type="checkbox"/>	Underground Storage Tanks			
<input type="checkbox"/>	<input type="checkbox"/>	Unrecorded Easements			

If the answer to any of the conditions in Section 3 is yes, explain. (Attach additional sheets if necessary.) _____

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 (If you are aware.) No (If you are not aware.) If yes, explain. (Attach additional sheets if necessary.) _____

5. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware, mark No (N) if you are not aware.)

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

Homeowners' association or maintenance fees or assessments. If yes, complete:
Amount of fee or assessment: \$ _____ Mandatory Voluntary
Due: monthly quarterly annually
Any unpaid fees or assessments for the Property: Yes No If yes, amount: \$ _____
Manager's Name: _____ Phone: _____

(TAR-1406) 7-6-01 Initialed for Identification by Buyer _____, _____ and Seller _____, _____

Page 2 of 3

Seller's Disclosure Notice concerning _____

Y N

Any "common area" (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete:
Any optional user fees for common facilities charged: Yes No If yes, describe: _____

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

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. If yes, describe:
Condemnation proceedings: _____
Pending or threatened change in zoning or deed restrictions: _____
Other: _____

Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition.

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

Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold?

If the answer to any of the items in Section 5 is yes, explain. (Attach additional sheets if necessary.) _____

6. List and attach any written inspection reports that you (Seller) have received in the last 4 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.

<u>Date of Inspection</u>	<u>Type of Inspection</u>	<u>Name of Inspector/Company</u>	<u>Number of Pages</u>

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 of the buyer's own choice.

7. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead Senior Citizen
 Disabled Disabled Veteran
 Agricultural Unknown
 Other _____

8. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted? Yes No If yes, explain. _____

9. NOTICES TO BUYER:

A. 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 database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

B. The Listing Broker and any other broker advise you that 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.**

Signature of Seller Date

Signature of Seller Date

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date