

## TEXAS ASSOCIATION OF REALTORS® 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.

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE

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

				_	_						_	ECTIONS OR WARRANTIES THE BUYE ER, SELLER'S AGENTS, OR ANY OTHE
Seller ☐ is ☐ is not o											w I	ong since Seller has occupied the Property
Section 1. The Proper This notice does n												N), or Unknown (U).) rmine which items will & will not convey.
Item	Υ	N	ι	J	lt	em			Υ	N	U	Item Y N U
Cable TV Wiring					Gas Lines (Nat/LP)						Pump: ☐ sump ☐ grinder	
Carbon Monoxide Det.					Hot Tub						Rain Gutters	
Ceiling Fans					Intercom System						Range/Stove	
Cooktop					N	licro	owa	ve				Roof/Attic Vents
Dishwasher					С	utd	oor	Grill				Sauna
Disposal					Р	atic	/De	ecking				Smoke Detector
Emergency Escape Ladder(s)					Plumbing System					Smoke Detector – Hearing Impaired		
Exhaust Fans					Р	ool						Spa
Fences					Р	ool	Eq	uipment				Trash Compactor
Fire Detection Equip.					Pool Maint. Accessories						TV Antenna	
French Drain					Pool Heater					Washer/Dryer Hookup		
Gas Fixtures					Р	ubl	c S	ewer System				Window Screens
Item					Υ	N	U			Α	ddi	itional Information
Central A/C								☐ electric ☐ gas				
Evaporative Coolers						number of units:						
Wall/Window AC Units						number of units:						
Attic Fan(s)						if yes, describe:						
Central Heat						☐ electric ☐ gas number of units:						
Other Heat					if yes, describe:							
Oven					number of ovens:							
Fireplace & Chimney						wood gas logs mock other:						
Carport							☐ attached ☐ not attached					
Garage						☐ attached ☐ not attached						
Garage Door Openers							number of units: number of remotes:					
Satellite Dish & Controls							☐ owned ☐ lease	ed fi	rom	<u> </u>		
Security System								owned lease				
Water Heater								☐ electric ☐ gas				: number of units:
Water Softener								owned lease	ed fi	rom	۱ _	
Underground Lawn Spr								automatic n				
Septic / On-Site Sewer	Fac	ility	_					if yes, attach Inform	mati	on	Ab	out On-Site Sewer Facility (TAR-1407)
(TAR-1406) 7-2-07			lr	nitiale	ed b	y: \$	Sell	er:,		and	d B	uyer:, Page 1 of

Water supply provided b	⁄										
viator cappi, proviaca b	y: city [	well MUD		co-op	☐ unkı	nov	vn	dther:			
Was the Property built b											
(If yes, complete, si	ign, and attac	h TAR-1906 cor	ncer	ning I	ead-base	ed p	oaint	hazards).			
Roof Type:			_ Ag	je:				(арр	roxin	nat	te)
Is there an overlay roof	covering on t	he Property (shi	ngle	es or	oof cove	ring	g pla	ced over existing shingles or roof o	overi	ing	J)?
ges no unkn			_							_	
Are vou (Seller) aware o	of anv of the i	tems listed in thi	is S	ectior	1 that a	re i	not ir	n working condition, that have defec	cts. o	r a	ıre
	-							cessary):			
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aware and No (N) if you			or	maitu	nctions	ın	any	of the following?: (Mark Yes (Y) i	t you	u a	re
. , ,						-		T ac		.	_
Item	YN	Item				<b>′</b>	N	Item	<u>`</u>	1	N
Basement		Floors						Sidewalks		4	
Ceilings		Foundation		lab(s)		_		Walls / Fences		4	
Doors		Interior Wa						Windows		4	
			ing Fixtures					Other Structural Components		4	
Electrical Systems Plumbing				ems		_				4	
Exterior Walls Roof											
If the answer to any of the	ne items in Se	ection 2 is yes, e	expl	ain (a	ttach add	litic	nal s	sheets if necessary):			
Ave you (S	'allan' avvana	of any of the f	مالم		oonditie		. / NA	ork Voc (V) if you are guere and	No (	/NI\	
	Seller) aware	of any of the f	ollo	owing	condition	ons	s: (M	ark Yes (Y) if you are aware and	No (	(N)	if
you are not aware.)	Seller) aware	of any of the f						ark Yes (Y) if you are aware and			
you are not aware.)  Condition	Seller) aware	of any of the f	ollo		Condi	tio	n			(N)	
you are not aware.)  Condition  Aluminum Wiring		of any of the f			<b>Condi</b> Previo	<b>tio</b> us	n Roo	f Repairs			
you are not aware.)  Condition  Aluminum Wiring  Asbestos Components		of any of the f			Condi Previo Other	<b>tio</b> us Str	n Rootuuctuu				
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Initialed by: Seller: \_\_\_\_\_

\_ , \_\_\_\_\_ and Buyer: \_

(TAR-1406) 7-2-07

	ich h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach additional sheets if y):
	t awar	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are e.)
		Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
		Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  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.
		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:
		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.
		Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
		Any condition on the Property which materially affects the health or safety of an individual.
		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).
If th	ne ans	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Prop	erty at			
Section 6. Seller	☐ has ☐ has not	attached a survey o	f the Property.	
regularly provide in	nspections and wh		ceived any written inspection d as inspectors or otherwise policy the following:	
Inspection Date	Туре	Name of Inspector		No. of Pages
		·		
			eports as a reflection of the cu ons from inspectors chosen by	
Section 8. Check Homestead	any tax exemption	(s) which you (Selle ☐ Senior Citizen	r) currently claim for the Prope ☐ Disabled	erty:
<del></del>	gement	<del></del>	☐ Disabled Veteran	
Other:			Unknown	
*Chapter 760 smoke detect which the dw know the but	papter 766 of the Helets if necessary):  6 of the Health and stors installed in according is located, income	Safety Code require cordance with the required luding performance, in the contract of the cont	ectors installed in accordance le?*  unknown  no  yet es one-family or two-family dwell uirements of the building code is location, and power source requirement, you may check unknown	es. If no or unknown, explain.  Illings to have working in effect in the area in irements. If you do not
			e to the best of Seller's belief and rate information or to omit any m	
Signature of Seller			Signature of Seller	Date
Printed Name:			Printed Name:	
(TAR-1406) 7-2-07	Initiale	d by: Seller:	, and Buyer:	_, Page 4 of 5

Con	cerning the Property at	
ADE	DITIONAL NOTICES TO BUYER:	
(1)	registered sex offenders are located in certain zip code	abase that the public may search, at no cost, to determine if areas. To search the database, visit <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a> . ertain areas or neighborhoods, contact the local police
(2)	mean high tide bordering the Gulf of Mexico, the proper Protection Act (Chapter 61 or 63, Natural Resources Coo	of the Gulf Intracoastal Waterway or within 1,000 feet of the erty may be subject to the Open Beaches Act or the Dune de, respectively) and a beachfront construction certificate or inprovements. Contact the local government with ordinance more information.
(3)	If you are basing your offers on square footage, meanindependently measured to verify any reported information	asurements, or boundaries, you should have those items n.
(4)	The following providers currently provide service to the pr	operty:
	Electric:	Sewer:
	Water:	_ Cable:
	Trash:	_ Natural Gas:
	Local Phone:	Propane:
(5)		as of the date signed. The brokers have relied on this notice be false or inaccurate. YOU ARE ENCOURAGED TO HAVE DPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

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