

SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY UNLOCK MLS FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

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, COMPLETE 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 required by the Code.**

CONCERNING THE PROPERTY AT 5700 Travis Green Ln Austin
(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 PURCHASER 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, how long since Seller has occupied the Property? _____ (approximate date)

Seller is is not knowledgeable of the current condition of the Property.

The Property is is not currently leased and has has not been leased in the last two (2) years.

If leased, how long? _____

During the last year the Property has has not been vacant.

If yes, how long was the Property vacant? _____

1. FEATURES AND EQUIPMENT (Mark all appropriate items that **EXIST** and their **WORKING CONDITION**):

NOTE: This notice does not establish which items will or will not be conveyed.

The terms of the Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information			
	Bathroom Heater	Y	N	U	#	[E]	[G]	
	Cable TV Wiring	<input checked="" type="checkbox"/>	N	U	Direct TV			
	Carport	Y	N	U	# of Spaces	Attached	[Y]	[N]
	Carbon Monoxide Alarm	Y	N	U	#			
	Central Air Conditioning	<input checked="" type="checkbox"/>	N	U	#	[E]	[G]	
	Central Heating	<input checked="" type="checkbox"/>	N	U	#	[E]	[G]	[HP]
	Central Vacuum	Y	N	U				
	Cook Top/Stove	<input checked="" type="checkbox"/>	N	U	[E]	[G]	# of Burners	Other:
	Deck	<input checked="" type="checkbox"/>	N	U	Wood	<input checked="" type="checkbox"/>	Other	[]
	Dishwasher	<input checked="" type="checkbox"/>	N	U				
	Disposal	<input checked="" type="checkbox"/>	N	U				
	Dryer	<input checked="" type="checkbox"/>	N	U	[E]	[G]	[110V]	[220V]
	Dryer Hookups	<input checked="" type="checkbox"/>	N	U	[110V]	[220v]	[G]	
	Electric Vehicle Charger	Y	N	U				
	Emergency Escape Ladder(s)	Y	N	U				
	Evaporative Cooler	Y	N	U	#			
	Fans	<input checked="" type="checkbox"/>	N	U	Ceiling #	Attic #	Exhaust #	Whole House #
	Fencing	<input checked="" type="checkbox"/>	N	U	Full	[]	Partial	[] Type:
	Fire Alarm/Detection Equip.	<input checked="" type="checkbox"/>	N	U	#			

Features and Equipment Continues Next Page

Initialed for Identification by Seller KF, JF and Buyer _____

Unlock MLS 610

Exists	Item	Working Condition			Additional Information
	Fireplace(s) & Chimney	<input checked="" type="checkbox"/>	N	U	Woodburning [] Mock [] Other <input checked="" type="checkbox"/> NG
	Fireplace Logs	<input checked="" type="checkbox"/>	N	U	#
	French Drain	<input checked="" type="checkbox"/>	N	U	
	Fuel Gas Piping	<input checked="" type="checkbox"/>	N	U	Black Iron Pipe [] Corrugated Stainless Steel [] Copper []
	Garage	<input checked="" type="checkbox"/>	N	U	Attached: [Y] [N] # Spaces
	Garage Door Opener	<input checked="" type="checkbox"/>	N	U	#
	Garage Remote Control(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	U	#
	Gas Fixtures	<input checked="" type="checkbox"/>	N	U	#
	Gas Lines	<input checked="" type="checkbox"/>	N	U	[NAT] <input checked="" type="checkbox"/> [LP]
	Gazebo	<input checked="" type="checkbox"/>	N	U	
	Grinder Pump	<input checked="" type="checkbox"/>	N	U	
	Hot Tub	<input checked="" type="checkbox"/>	N	U	
	Ice Machine	<input checked="" type="checkbox"/>	N	U	
	Intercom System	<input checked="" type="checkbox"/>	N	U	
	Lawn Sprinkler System	<input checked="" type="checkbox"/>	N	U	Full <input checked="" type="checkbox"/> Partial [] Automatic [] Manual []
	Liquid Propane Gas	<input checked="" type="checkbox"/>	N	U	LP Community (Captive) [] LP on Property []
	Microwave	<input checked="" type="checkbox"/>	N	U	
	Outdoor Grill	<input checked="" type="checkbox"/>	N	U	[NAT] [LP] [E]
	Oven	<input checked="" type="checkbox"/>	N	U	[E] [G] <input checked="" type="checkbox"/>
	Patio	<input checked="" type="checkbox"/>	N	U	Covered [] Uncovered []
	Plumbing System	<input checked="" type="checkbox"/>	N	U	
	Pool	<input checked="" type="checkbox"/>	N	U	Inground [] Above Ground [] Other []
	Pool Equipment	<input checked="" type="checkbox"/>	N	U	
	Pool Heater	<input checked="" type="checkbox"/>	N	U	
	Portable Storage Buildings	<input checked="" type="checkbox"/>	N	U	#
	Public Sewer System	<input checked="" type="checkbox"/>	N	U	
	Rain Gutters	<input checked="" type="checkbox"/>	N	U	Full [] Partial []
	Range	<input checked="" type="checkbox"/>	N	U	[E] [G]
	Refrigerator	<input checked="" type="checkbox"/>	N	U	#
	Roof Attic Vents	<input checked="" type="checkbox"/>	N	U	
	Satellite Dish	<input checked="" type="checkbox"/>	N	U	Owned [] Leased [] Direct TV
	Sauna	<input checked="" type="checkbox"/>	N	U	#
	Security System	<input checked="" type="checkbox"/>	N	U	Owned <input checked="" type="checkbox"/> Leased [] Mo. Lease \$
	Septic System/Tank	<input checked="" type="checkbox"/>	N	U	Date Last Pumped:
	Smoke Detector(s)	<input checked="" type="checkbox"/>	N	U	# <input checked="" type="checkbox"/> Hearing Impaired [Y] [N]
	Solar Panels	<input checked="" type="checkbox"/>	N	U	Owned [] Leased []
	Spa	<input checked="" type="checkbox"/>	N	U	#
	Space Heater	<input checked="" type="checkbox"/>	N	U	# [E] [G]
	Speakers	<input checked="" type="checkbox"/>	N	U	
	Specialty Wiring	<input checked="" type="checkbox"/>	N	U	Audio [] Data [] Speakers [] Visual []
	Sump Pump	<input checked="" type="checkbox"/>	N	U	#
	Trash Compactor	<input checked="" type="checkbox"/>	N	U	#
	TV Antenna	<input checked="" type="checkbox"/>	N	U	#
	Wall/Window A/C	<input checked="" type="checkbox"/>	N	U	#
	Washer	<input checked="" type="checkbox"/>	N	U	
	Washer Hookups	<input checked="" type="checkbox"/>	N	U	
	Water Heater	<input checked="" type="checkbox"/>	N	U	# / [E] [G] [Solar]
	Water Softener	<input checked="" type="checkbox"/>	N	U	Owned [] Leased [] Mo. Lease/Service Chg \$
	Window Screens	<input checked="" type="checkbox"/>	N	U	# Type:
	Other:	<input checked="" type="checkbox"/>	N	U	

Roof type Shingle Age: 6/2022 New (approx.)

Initialed for Identification by Seller KF, JF and Buyer _____

Describe any known defects or repairs needed in connection with any of the above items. (Attach additional sheets if necessary): Over sometimes takes 2 starts

Seller excludes the following items from the sale: Washer/Dryer, Refrigerator, Freezer, Antler chandelier

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: Austin Ph: _____
 City Well Private MUD
 WCID Co-Op Other _____

GAS Supply: Texas Gas Service Ph: _____
 Utility Tank Bottle Co-Op
 Tank/Bottle Mo. Lease \$ _____

WASTEWATER: Austin Ph: _____
 City Co-Op MUD Septic Other _____

HOA/CONDO ASSOC: Travis Country
 Mandatory Voluntary
 Association Fee \$ 80 per Month
 HOA's Administrative Transfer Fee of \$ 340
 (Fee(s) above shall include all costs of transfer of ownership)

ELECTRICITY: Austin Ph: _____
 CABLE TV: Direct TV Ph: _____
 SOLID WASTE: Austin Ph: _____

Manager's Name: Nancy Flores
 Manager's Telephone: 512 502 7500

3. PROPERTY DEFECTS/MALFUNCTIONS:

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

Exists	Item	Defect/Malfunction		Exists	Item	Defect/Malfunction	
	Basement	Y	N		Lighting Fixtures	Y	(N)
	Ceilings	Y	(N)		Outbuildings	Y	N
	Driveway(s)	Y	(N)		Plumbing	Y	(N)
	Electrical System(s)	Y	(N)		Potable Drinking Water	Y	N
	Exterior Doors	Y	(N)		Retaining Wall(s)	Y	N
	Exterior Walls	Y	(N)		Roof	Y	(N)
	Fences	Y	(N)		Septic/On-Site Sewer System	Y	N
	Floors	Y	(N)		Sidewalks	Y	(N)
	Foundation: Slab <input checked="" type="checkbox"/> Pier & Beam <input type="checkbox"/>	Y	(N)		Stucco Type:	Y	N
	Greywater System	Y	N		Conventional <input type="checkbox"/> Synthetic <input type="checkbox"/>		
	Intercom System	Y	N		Underground Electrical Lines	Y	N
	Interior Doors	Y	(N)		Windows	Y	(N)
	Interior Walls	Y	(N)		Other:	Y	N

If the answer to any of the above in #3 is Yes [Y], explain. (Attach additional sheets if necessary):

Describe any other structural or property defects or malfunctions: (Attach additional sheets if necessary):

Initialed for Identification by Seller KF, JF and Buyer _____, _____

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Seller's Disclosure Notice Concerning Property at:

4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following?

Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	<input checked="" type="radio"/>	Subsurface Structure(s)	Y	<input checked="" type="radio"/>
Wood-Destroying Insects	Y	<input checked="" type="radio"/>	Pit(s)	Y	<input checked="" type="radio"/>
Termite or Wood Rot Damage	Y	<input checked="" type="radio"/>	Underground Spring(s)	Y	<input checked="" type="radio"/>
Termite Damage	Y	<input checked="" type="radio"/>	Intermittent/Weather Spring(s)	Y	<input checked="" type="radio"/>
Termite Treatment	<input checked="" type="radio"/>	N	Underground Storage Tank(s)	Y	<input checked="" type="radio"/>
Water Damage not due to Flood Event	Y	<input checked="" type="radio"/>	Endangered Species/Habitat on Property	Y	<input checked="" type="radio"/>
Water Penetration of Structure	Y	<input checked="" type="radio"/>	Hazardous or Toxic Waste	Y	<input checked="" type="radio"/>
Structural or Roof Repair	Y	<input checked="" type="radio"/>	Diseased Trees	Y	<input checked="" type="radio"/>
Asbestos Components	Y	<input checked="" type="radio"/>	Fence(s) Not on Property Boundary Line(s)	Y	<input checked="" type="radio"/>
Urea Formaldehyde Insulation	Y	<input checked="" type="radio"/>	Wetlands on Property	Y	<input checked="" type="radio"/>
Radon Gas	Y	<input checked="" type="radio"/>	Unrecorded Easement(s)	Y	<input checked="" type="radio"/>
Lead-Based Paint or Hazards	Y	<input checked="" type="radio"/>	Underground Electrical Line(s)	Y	<input checked="" type="radio"/>
Aluminum Wiring	Y	<input checked="" type="radio"/>	Dampness in Crawl Spaces	Y	<input checked="" type="radio"/>
Foundation Repair	Y	<input checked="" type="radio"/>	Water Heater Leak(s)	Y	<input checked="" type="radio"/>
Improper Drainage	Y	<input checked="" type="radio"/>	HVAC System Leak(s)/Pan Overflow/Defect	Y	<input checked="" type="radio"/>
Settling or Soil Movement	Y	<input checked="" type="radio"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	<input checked="" type="radio"/>
Fault Lines	Y	<input checked="" type="radio"/>			
Landfill	Y	<input checked="" type="radio"/>	Concrete Cancer (ASR) in Pool/Hot Tub/Spa	Y	<input checked="" type="radio"/>

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

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary): With Pest Control

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions?

Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	<input checked="" type="radio"/>
Previous Flooding onto the Property	Y	<input checked="" type="radio"/>
Previous Fires	Y	<input checked="" type="radio"/>
Previous Foundation Repairs	Y	<input checked="" type="radio"/>
Previous Roof Repairs or Replacement	<input checked="" type="radio"/>	N
Previous Structural Repair	Y	<input checked="" type="radio"/>
Previous Treatment for Termites or Wood-Destroying Insects	<input checked="" type="radio"/>	N
Previous Termite or Wood-Destroying Insect Damage Repaired	<input checked="" type="radio"/>	N
Previous Use of Premises for Manufacture of Methamphetamine	Y	<input checked="" type="radio"/>

Other Conditions:

If the answer to any of the above is Yes [Y], explain. (attach additional sheets if necessary): New Roof 2022, regular pest control, Repaired in Master Bath 2015

6. Are you (Seller) aware of any of the following conditions?*

Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Present flood insurance coverage
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- Previous water penetration into a structure on the property due to a natural flood event

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Write Yes (Y) if you are aware and check wholly or partly as applicable, write No (N) if you are not aware.

Located () wholly () partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

Located () wholly () partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

Located () wholly () partly in a floodway

Located () wholly () partly in a flood pool

Located () wholly () partly in a reservoir

If the answer to any of the above is yes, attach Unlock MLS Form 206 Information About Special Flood Hazard Areas and explain. (Attach additional sheets if necessary): _____

* 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.

7. 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, attach Unlock MLS Form 206 Information About Special Flood Hazard Areas and explain. (Attach additional sheets if 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).

8. 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, attach form Unlock MLS Form 206 Information About Special Flood Hazard Areas and explain. (Attach additional sheets if necessary): _____

Initialed for Identification by Seller KK, JK and Buyer _____

9. SYSTEMS IN NEED OF REPAIR:

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): _____

10. MISCELLANEOUS CONDITIONS:

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

- | | |
|--|--|
| <p>[] [<input checked="" type="checkbox"/>] ^Y <input checked="" type="checkbox"/> ^N</p> | Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building code in effect at the time of construction? |
| [] [<input checked="" type="checkbox"/>] | Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others? |
| [] [<input checked="" type="checkbox"/>] | Are there any optional charges or user fees for "common area" facilities? If yes, describe:
_____ |
| [] [<input checked="" type="checkbox"/>] | Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property? |
| [] [<input checked="" type="checkbox"/>] | Any lawsuits or other legal proceedings directly or indirectly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.? |
| [] [<input checked="" type="checkbox"/>] | Any condition of the Property which materially affects the physical health or safety of an individual? |
| [] [<input checked="" type="checkbox"/>] | Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property? |
| [] [<input checked="" type="checkbox"/>] | Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, easements, (recorded or unrecorded), or similar matters that may affect your interest in the Property? |
| [] [<input checked="" type="checkbox"/>] | Landfill - compacted or otherwise - on the Property or any portion thereof? |
| [] [<input checked="" type="checkbox"/>] | Any settling from any cause or slippage, sliding or other soil problems? |
| [] [<input checked="" type="checkbox"/>] | Damage to the Property or any of the structures from fire, earthquake, floods or landslides? |
| [] [<input checked="" type="checkbox"/>] | Any future highway, freeway, or air traffic patterns which affects the Property? |
| [] [<input checked="" type="checkbox"/>] | Any future annexation plans which affect the Property? |
| [] [<input checked="" type="checkbox"/>] | Within the previous 12 months, has there been an equity loan on the Property?
If Yes, date ___/___/___ |
| [] [<input checked="" type="checkbox"/>] | Any pending flood plain changes known? |
| [] [<input checked="" type="checkbox"/>] | Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use? |
| [] [<input checked="" type="checkbox"/>] | Previous FEMA claim paid? |
| [] [<input checked="" type="checkbox"/>] | Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition? |
| [] [<input checked="" type="checkbox"/>] | Was the dwelling built before 1978? Unknown [] |
| [] [<input checked="" type="checkbox"/>] | 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? |

Initialed for Identification by Seller KF, JK and Buyer _____

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Seller's Disclosure Notice Concerning Property at:

- Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- Any IRS or tax redemption periods which will affect the sale of the Property?
- Any rainwater harvesting system connected to the property's public water supply?
- Any portion of the property located in a groundwater conservation district or subsidence district?
- Any conservation easements located on the Property.
"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.
- The Property is presently covered by insurance.
- The Property is presently covered by windstorm insurance.
- Seller has been unable to insure the Property for any reason.
- A private road on or adjoining the Property for which Seller is financially responsible for maintaining.
- Any aboveground or underground storage tanks on the Property. (If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements.)
- Any aboveground storage tanks on the Property that hold 500 gallons or more and have stored petroleum products or other chemicals.
- Any other item(s) of concern? _____

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary):

11. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

- Homestead Over 65 Disabled Disabled Veteran Wildlife Management
- Agricultural Unknown None Other _____

Have you or a third party on your behalf ever supplied information regarding property defects or condition to the Appraisal District? Yes No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? Yes No

Is the property located in a Statutory Tax District (e.g. MUD, WCID, or River Authority)? Yes No

If Yes, which Statutory Tax District? _____

12. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? Yes No

Chapter 6-7 of the Austin City Code requires an energy audit be completed for certain properties before the time of sale. Has an energy audit been completed on the Property within the last 10 years? Yes No N/A

If Yes to either of these questions, list the information below and attach copies of the reports:

<u>Date of Inspection</u>	<u>Name of Document</u>	<u>Author of Report</u>	<u>Number of Pages</u>

Is a previous Seller's Disclosure available? Yes No If so, please attach.

Is a current Survey available? Yes No Date of Current Survey: 5/23/2006

If yes, attach survey with notarized T-47 Affidavit or T-47.1 Declaration.

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13. SMOKE DETECTORS:

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): 4 working smoke detectors dont know the Chapter 766 requirements

*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.

14. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? Yes No

Are you (SELLER) aware of major repairs or improvements made by previous owners? Yes No

If Yes to either, please explain. (Attach additional sheets if necessary): Replaced wood floor Replaced tile, paint

15. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property? Yes No

If there was a monetary settlement, were the funds used to make the repair? Yes No

If Yes to either, please explain. (Attach additional sheets if necessary): New roof from hail damage

16. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except: _____

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except: _____

17. ADDITIONAL DISCLOSURE FORMS ATTACHED:

- Addendum for Seller's Disclosure of Information on Lead-Based Paint
- Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum
- Energy Audit
- Information About On-Site Sewer Facility
- §49.452 Notice to Prospective Buyer (TREC OP-C)
- Information About Special Flood Hazard Areas
- Relocation Addendum
- Other _____

Initialed for Identification by Seller KF, JF and Buyer _____

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THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). Seller acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Seller's Signature

Seller's Signature

Kenneth Frazier

Talaya Frazier

Printed Name

Printed Name

2/25/26

2/25/26

Date

Date

NOTICES TO BUYER:

LISTING BROKER, Topper Real Estate,
AND OTHER BROKER, _____,
ADVISE YOU THAT THE SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE
DATE SIGNED.

THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT
AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

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 <https://publicsite.dps.texas.gov>. FOR INFORMATION
CONCERNING PAST CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE
LOCAL POLICE DEPARTMENT.

IF THE PROPERTY IS LOCATED IN A COASTAL AREA THAT IS SEWARD 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.

THIS PROPERTY MAY BE LOCATED NEAR A MILITARY INSTALLATION AND MAY BE AFFECTED BY HIGH
NOISE OR AIR INSTALLATION COMPATIBLE USE 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.

YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY
PRIOR TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY SELLER ARE PROVIDED FOR
INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION
PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE.

BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY
INSPECTED BY THEIR OWN INDEPENDENT INSPECTOR(S).

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE
WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF
SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A
PROFESSIONAL.

THE UNDERSIGNED BUYER ACKNOWLEDGES RECEIPT OF THE FOREGOING NOTICE

Buyer's Signature

Buyer's Signature

Printed Name

Printed Name

Date

Date

Initialed for Identification by Seller _____ and Buyer _____

MLS Unlock 610