



SAN ANTONIO BOARD OF REALTORS, INC.
**RESIDENTIAL LOT
SELLERS DISCLOSURE NOTICE**
To Be Completed By The Seller For Residential Lots



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Concerning the Property at:

LOT 1085 AT ROCKIN J RANCH

(Property Address)

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.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

Y N U

- ☐ ☐ ☒ Located in 100-Year Flood plain
- ☐ ☒ Present Flood Insurance
- ☐ ☒ Previous Flooding onto the Property
- ☐ ☐ ☒ Soil Movement
- ☐ ☒ Surface Structures or Pits
- ☐ ☒ Underground Storage Tanks
- ☐ ☒ Wetlands on Property
- ☐ ☒ Diseased Trees

Y N U

- ☐ ☐ ☒ Endangered Species/Habitat on Property
- ☐ ☐ ☒ Fault Lines
- ☐ ☒ Hazardous or Toxic Waste
- ☐ ☒ Intermittent or Weather Springs
- ☐ ☒ Landfill
- ☐ ☒ Lead-Based Paint Hazards
- ☐ ☒ Radon Gas

If you answered yes to any of the above, please explain:

B. General Information:

Is the Seller aware of any of the following:

Y N U

- ☐ ☒ ☐ 1. Features of the property shared in common with adjoining landowners, such as walls roofs, fences and driveways, whose use or responsibility for maintenance may have an effect of the Property.
- ☐ ☒ ☐ 2. Any encroachments, easements or similar matters that may affect the Property.
- ☐ ☒ ☐ 3. Any zoning violations, nonconforming uses or violation of "setback" requirement.
- ☐ ☒ ☐ 4. Deed restrictions or obligations affecting the Property.
- ☐ ☒ ☐ 5. Any lawsuits against the Seller threatening to or affecting the Property.
- ☐ ☒ ☐ 6. Any notices of abatement or citations against the Property
- ☐ ☒ ☐ 7. 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: _____

☐ ☒ ☐ 8. Any tax exemption(s) which you (Seller) currently claim for the Property. If yes, list: _____

☐ ☒ ☐ 9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Concerning the Property at _____

Initialed for Identification by: Buyer _____ Seller _____

Mark below (Y) for Yes (N) for No (U) for Unknown

Y N U

☒ ☐ ☐ 10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete

Amount of fee or assessment \$ 399.⁰⁰

☒ Mandatory

☐ Voluntary

Name of Association THE NEIGHBORHOOD COMPANY

Manager's Name _____

Due _____ Monthly _____ Quarterly 399.⁰⁰ Annually

Any unpaid fees or assessments for the Property: _____ Yes ☐ No ☒

If yes, amount \$ _____

☐ ☐ ☒ 11. Municipal Utility District which has any authority over the Property; If yes, Name of District: _____

If you answered yes to any of the above, please explain: _____

C. UTILITIES AVAILABLE :

Mark (A) for Available (O) on site (U) Unknown

A O U

☒ ☐ ☐ Water System ☒ City ☐ Well ☐ Municipal ☐ Private

☐ ☐ ☒ Natural Gas

☒ ☐ ☐ Electric

☒ ☐ ☐ Telephone

☒ ☐ ☐ Sewer System

☒ ☐ ☐ Cable T.V.

☐ ☐ ☐ Other _____

☐ ☐ ☐ None

IF WELL ON PROPERTY: approximate depth _____ well extends into _____ (name of water source). The well ☐ does ☐ does not need repair, if so, explain: _____

IF SEPTIC SYSTEM: In Place _____ Required _____ Allowed _____ Not Allowed ☒

Signature of Seller

Date

Signature of Seller

Date

NOTICE TO BUYER: Listing Broker, _____, and Other Broker, _____, advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker 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 PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date