

308 E TRAVIS ST

ACTIVE STR | OFFERED AT \$1,195,000



Step back in time and discover the charm of this historic Fredericksburg home in a prime location! Currently an STR, this 5-bed, 3.5-bath property, built in 1905 and renovated in 2001, offers over 3,600 sq ft of space. The bright kitchen features butcher block countertops, built-in fridge, and a butler's pantry, flowing into the dining and hearth rooms. The home boasts oak hardwood floors, plantation shutters, and detailed trim. Enjoy the backyard with a deck and hot tub. Plus, there's 400 sq ft of unfinished space above the garage. Don't miss this opportunity to own a piece of Fredericksburg history! Furnishings and hot tub convey. For more information and photos please visit <https://308-e-travis-st.jilltabor.com/>.

Click QR Code for additional information and photos.

Jill Tabor
REALTOR®

📞 830-456-8115

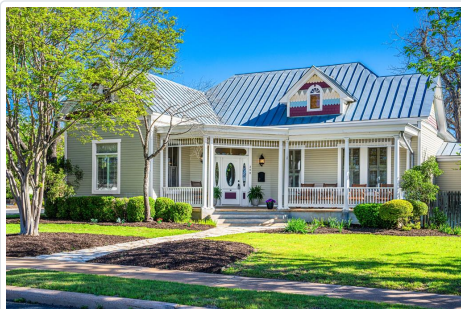
✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R98484A (Active) List Price: \$1,195,000 (152 Hits)

308 E Travis St Fredericksburg, TX 78624



New Construction: No
Bedrooms: 5
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 3,612
Apx Total SqFt: 3,612
Price Per SQFT: \$330.84
Source SqFt: GCAD
Appx Year Built: 1905
Type & Style: Early Fbg
Current B&B: Yes
Stories: Two
Heating: Central
A/C: Electric, Mini-Split
Garage/Carport: 2 Car, Garage

Unit #:
Original List Price: \$1,295,000
Area: City-Southeast
Subdivision: GE0274 - G E CO #274
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.3660
Seller's Est Tax: 14257.00
Showing Instructions: Call Listing Agent, Occupied
Days on Market 82

Tax Exemptions: **Taxes w/o Exemptions:** \$14,257.24 **Tax Info Source:** CAD **CAD Property ID #:** 17851 **Zoning:** R-1

Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** Yes **Permit #:** 8056001496 **Manufactured Homes Allowed:** No

HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**

Road Maintenance Agreement: No **Rental Property:** **Rental \$:** **Items Not In Sale:**

Guest House: No **# of Guest Houses:** **Total Guest House SqFt:** 0

Guest House # Bedrooms: **Guest House # Baths:** **Guest House # Half Baths:**

Construction: Wood Siding
Foundation: Pillar/Post/Pier
Roof: Standing Seam
Flooring: Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Gas Logs, Gas Starter, Masonry
Appliances: Dishwasher, Disposal, Range, Refrigerator, Water Softener Owned, Gas Water Heater

City/Rural: In City Limits
Site Features: Deck/Patio, Hot Tub, Sprinkler System-Lawn
Interior Features: Security System, Walk-in Closet(s)
Topography: Level
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File: Survey

Trms/Fin: **Trms/Fin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No

Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Main St. head north on Washington street and take a left onto Travis St, house will be on your right.

Owner: Haus Together LLC **Occupancy:** Short Term Rental

Legal Description: G E CO #274 .366, -B&B-

Instructions: Call ShowingTime (800-746-9464) to schedule a showing. Must work around bookings.

Public Remarks: Step back in time and immerse yourself in the charm of Fredericksburg with this exceptional historic home sitting in a PRIME LOCATION! Currently being used as an STR, this home would be a great full or part time residence, or use it when you want and rent it out the rest of the time! Nestled in the heart of the city, this magnificent 5 bedroom 3.5 bath property, was originally built in 1905. In 2001 the home received a complete renovation with addition. Now totaling over 3600 square feet, there is plenty of room to spread out. The classic kitchen is filled with light and has beautiful butcher block countertops, built-in fridge, and butler's pantry. It opens to the dining room and the cozy hearth room for more entertaining and gathering. Beautiful windows with plantation shutters bring in ample light throughout. Oak hardwood flooring, paneled ceilings, detailed trim and molding bring in charm and character. The backyard and deck are perfect for hosting or relaxing in the hot tub. There is an additional 400 sq foot unfinished space above the two car garage. Dont miss out on this amazing opportunity to own a piece of Fredericksburg history! Furnishings and hot tub convey.

Agent Remarks:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 547594

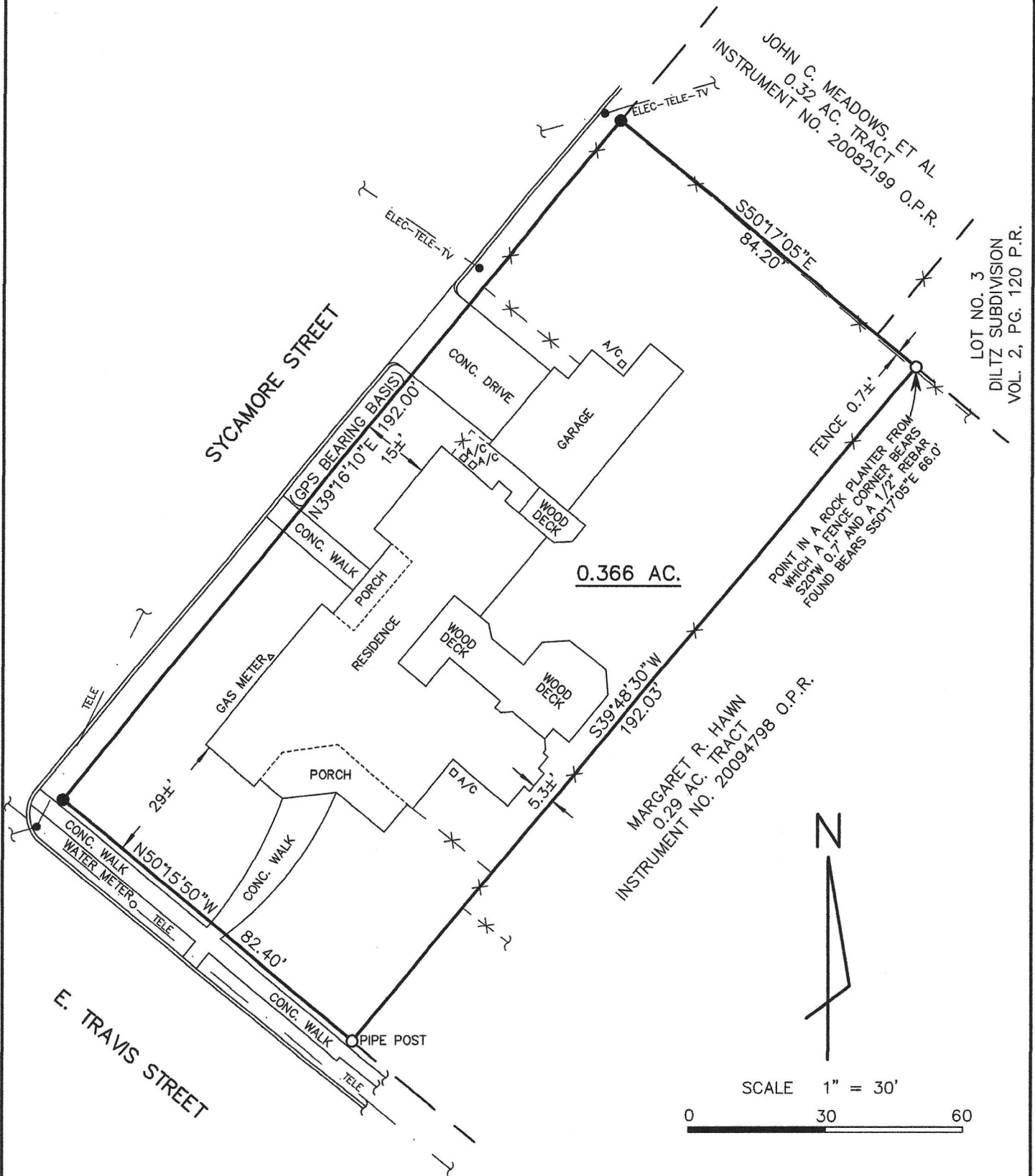
Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

MAP SHOWING
A 0.366 ACRE TRACT OF LAND SITUATED IN THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF OUTLOT
NO. 274 AS SAID OUTLOT IS SHOWN ON THE MAP OF FREDERICKSBURG,
TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY,
PREPARED AT THE REQUEST OF
TIM TAYLOR.

BEING THAT 0.366 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED
 TO TIM T. TAYLOR, ET UX, BY HILMAR C. HARTMANN, ET UX, DATED JANUARY
 17, 1995, FOUND OF RECORD IN VOLUME 279, PAGES 723-726 OF THE REAL
 PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS.



LEGEND

- 1/2" DIA. REBAR FOUND
- AS NOTED
- UTILITY POLE
- × FENCE

I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES REPRESENT A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE G.F. NO. 219-479, ISSUED MAY 24, 2019, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TX 78624
 PHONE: 830-997-3884
 FAX: 830-997-0972
 EMAIL: bonnsurveying@verizon.net
 FIRM REG. NO. 10055800



FIELD MEASUREMENTS COMPLETED MAY 16, 2019

Carey Bonn
 CAREY BONN
 REG. PROF. LAND SURVEYOR NO. 4447



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.**

CONCERNING THE PROPERTY AT 308 E Travis, Fredericksburg, Texas 78624

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? ☒ 4 (approximate date) ☐ 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	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)	✓		
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

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

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa			✓
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: 3
Evaporative Coolers		✓		number of units:
Wall/Window AC Units	✓			number of units: 1
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☐ electric ☒ gas number of units: 3
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 ☐ electric ☒ gas ☐ other:
Fireplace & Chimney	✓			☐ wood ☐ gas logs ☒ mock ☐ other:
Carport		✓		☐ attached ☐ not attached
Garage	✓			☐ attached ☒ not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System			✓	☐ owned ☐ leased from



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Solar Panels		✓		☐ owned ☐ leased from
Water Heater	✓			☐ electric ☒ gas ☐ other: number of units: 2
Water Softener	✓			☒ owned ☐ leased from
Other Leased Item(s)			✓	if yes, describe:
Underground Lawn Sprinkler	✓			☒ automatic ☐ manual areas covered: entire lot
Septic / On-Site Sewer Facility		✓		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: Metal Age: Unknown ~20 yrs (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	Item	Y	N	Item	Y	N
Basement		✓	Floors		✓	Sidewalks		✓
Ceilings		✓	Foundation / Slab(s)		✓	Walls / Fences	✓	
Doors		✓	Interior Walls		✓	Windows		✓
Driveways		✓	Lighting Fixtures		✓	Other Structural Components		✓
Electrical Systems		✓	Plumbing Systems		✓			
Exterior Walls		✓	Roof		✓			

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

(Walls/Fences) Front side fence and back fence are in need of repair.

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	Condition	Y	N
Aluminum Wiring		✓	Radon Gas		✓
Asbestos Components		✓	Settling		✓
Diseased Trees: oak wilt		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓



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Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓
Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District	✓		Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs		✓	Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

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

(Located in Historic District) Located in FBG Historic District.

*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.)

Y N

- ☐ ☒ 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 flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ 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, explain (attach additional sheets as necessary):



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****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.

"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
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
- Name of association: _____
- ☐ ☒

Manager's Name: _____ Phone: _____
- Fees or assessments are: \$ _____ per _____ ☐ 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ 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).

☐ ☒ 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.

☐ ☒ 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.

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.

Anthony DiCuffa 2025-03-03
Signature of Seller Date

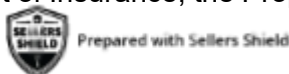
Signature of Seller Date

Printed Name: Anthony DiCuffa

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: <u>City of Fredericksburg</u>	Phone #: _____
Sewer: <u>City of Fredericksburg</u>	Phone #: _____
Water: <u>City of Fredericksburg</u>	Phone #: _____
Cable: <u>Spectrum</u>	Phone #: _____
Trash: <u>City of Fredericksburg</u>	Phone #: _____
Natural Gas: <u>Atmos</u>	Phone #: _____
Phone Company: <u>N/A</u>	Phone #: _____
Propane: <u>N/A</u>	Phone #: _____
Internet: <u>Spectrum</u>	Phone #: _____

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: _____	





ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW



CONCERNING THE PROPERTY AT 308 E Travis, Fredericksburg, Texas 78624

(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.

_____ Buyer	_____ Date	<u>Anthony DiCuffa</u> Seller	<u>2025-03-03</u> Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Other Broker	_____ Date	<u>Bill Baker</u> Listing Broker	<u>3/19/2025</u> 13:01 Date



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>)