212 W PEACH STREET

3	3	.18	1,499
BEDROOMS	BATHROOMS	ACRES	SQUARE FEET









Beautifully remodeled farmhouse currently operating as a short-term rental just two blocks from Main Street. This 3-bedroom, 3-bath property blends historic character with clean, contemporary updates and inviting indoor/outdoor living spaces. The main level offers an open living area, full kitchen, two bedrooms, and two baths, while the upstairs bedroom and bath are accessed by an exterior staircase, reflecting a traditional German-style farmhouse layout. With a welcoming porch, shaded backyard, patio, grill area, firepit, and established STR use, this is a rare opportunity in one of Fredericksburg's most walkable locations.

Scan QR Code for additional information and photos



Jill Tabor
REALTOR®
830-456-8115
jill@jilltabor.com

PORTFOLIO
REAL ESTATE kw

MLS #: R104577A (Active) List Price: $799,000 (284 Hits) **212 W Peach St Fredericksburg, TX 78624**



New Construction: No
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Main House Living SqFt : 1,499
Apx Total SqFt: 1,499
Price Per SQFT: $533.02
Source SqFt: Appraiser
Appx Year Built: 1931
Type & Style: Cottage, Early Fbg
Current B&B: Yes
 # Stories: One and One Half
Heating: Central, Natural Gas
A/C: Central Air, Electric
Garage/Carport: None

Unit #:
Original List Price: $849,000
Area: City-Southwest
Subdivision: N/A
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.1800
Seller's Est Tax: 6416.78
Showing Instructions: Special Instructions
Days on Market 180

Tax Exemptions: **Taxes w/o Exemptions:** $6,417.78 **Tax Info Source:** CAD **CAD Property ID #:** 25927 **Zoning:** R-1
Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** Yes **Permit #:** 8056000458 **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: HardiPlank Type, Wood Siding
Foundation: Unknown
Roof: Metal
Flooring: Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Cooktop, Dishwasher, Disposal, Microwave, Gas Water Heater

City/Rural: In City Limits
Site Features: Deck/Patio, Privacy Fence, Storage Building
Interior Features: Ceiling Fan(s), Washer-Dryer Connection
Topography: City Lot, Level
Surface Water: None
Access: City Street
Location Description: Asphalt Drive
Documents on File: Survey, See Remarks
Misc Search: None

Trms/Fin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Select Title **Attorney:** **Refer to MLS#:**

Location/Directions: Head toward S Crockett St, Turn left onto S Crockett St, Turn left onto W Creek St, Turn right onto S Crockett St, Turn right at the 1st cross street onto W Peach St.

Owner: WEST WINONA HOLDINGS LLC-RENTAL SERIES **Occupancy:** Short Term Rental

Legal Description: PFEIL LOT 2-PT

Instructions: Call ShowingTime at 800-746-9464 to schedule a showing.

Public Remarks: Beautifully remodeled farmhouse currently operating as a short-term rental in one of Fredericksburg's most desirable walkable locations. Located just two blocks from Main Street, this 3-bedroom, 3-bath property blends historic character with a clean, contemporary finish-out and thoughtful indoor/outdoor living spaces. The main level features an open living area, efficient full kitchen, two bedrooms, and two full bathrooms, all updated with stylish, high-end finishes. The third bedroom and bath are located upstairs and accessed by an exterior staircase, reflecting a traditional German-style farmhouse layout. Outdoor spaces are a strong highlight, with a welcoming front porch, shaded backyard, back patio, grill area, firepit, and multiple seating areas for guests to relax after a day in Texas Wine Country. With its prime location, updated interiors, flexible layout, and established STR use, this property offers a compelling opportunity in the heart of Fredericksburg.

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

TEXAS 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.**

CONCERNING THE PROPERTY AT 212 West Peach Street, 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?☑ 2018 (approximate date) or ☐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: 1
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: 1
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: number of remotes:
Satellite Dish & Controls		✓		☐owned ☐leased from
Security System		✓		☐owned ☐leased from
Solar Panels		✓		☐owned ☐leased from
Water Heater	✓			☐electric ☑gas ☐other: number of units: 1
Water Softener		✓		☐owned ☐leased from

Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		□automatic □manual areas covered:
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: 5 (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
Basement		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

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

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
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: □ oak wilt □		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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

*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):

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).

Prepared with Sellers Shield

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 _____ 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. (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.

Thomas Brad Wilson 2026-05-11

Signature of Seller Date | Signature of Seller Date

Printed Name: WEST WINONA HOLDINGS LLC - RENTAL SERIES | 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:	City of FBGTX	phone #:	
Sewer:	City of FBGTX	phone #:	
Water:	City of FBGTX	phone #:	
Cable:		phone #:	
Trash:	City of FBGTX	phone #:	
Natural Gas:	Atmos Energy	phone #:	
Phone Company:		phone #:	
Propane:		phone #:	
Internet:	Spectrum	phone #:	

(7) 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:

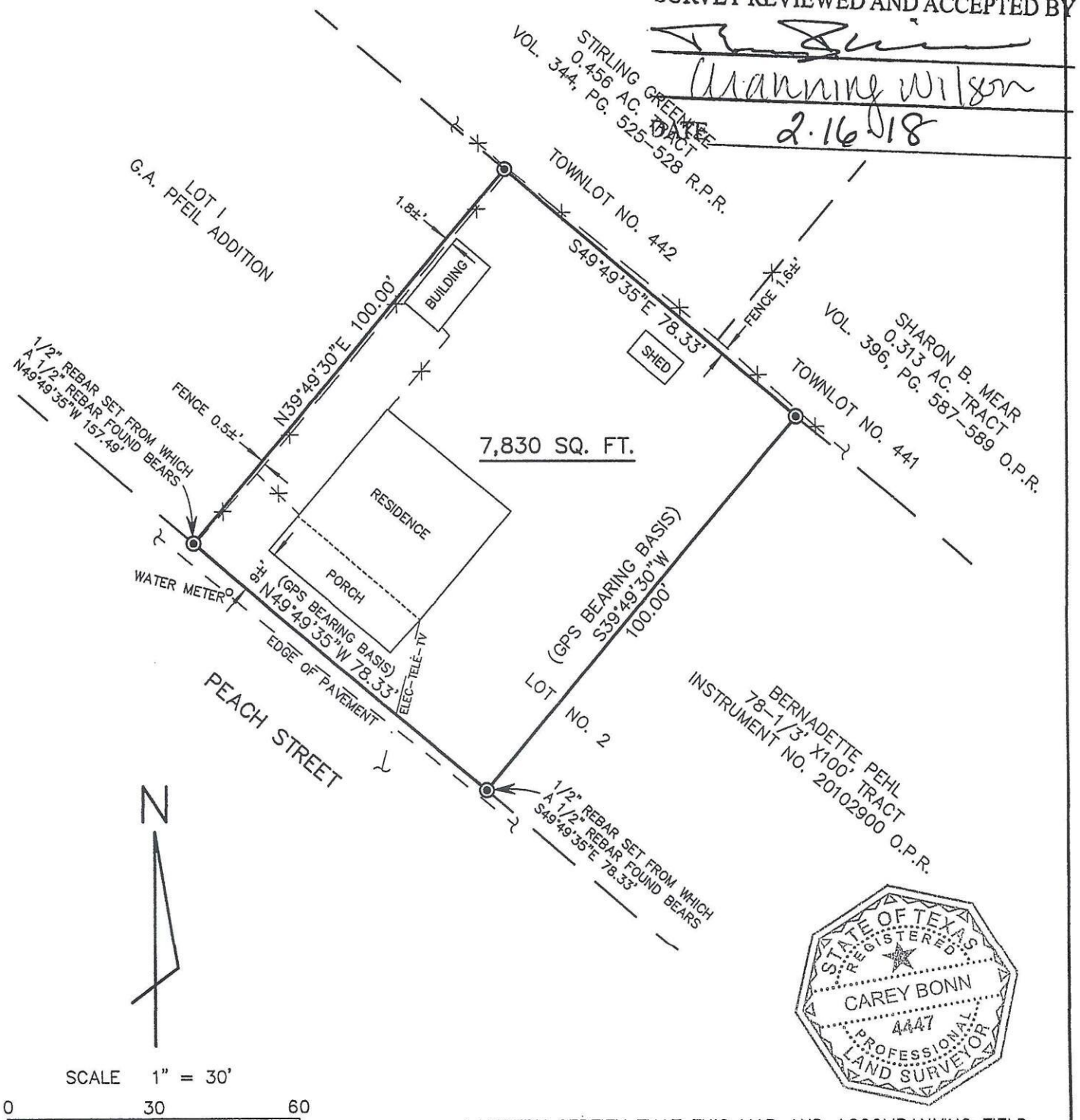
MAP SHOWING
A 7830 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING THE N.W. 1/4 OF LOT II, G.A. PFEIL ADDITION, PLAT FOUND OF RECORD IN VOLUME 13, PAGE 177 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, PREPARED AT THE REQUEST OF RICHARD SCHMIDT, ET AL.

BEING THAT 78–1/3 FOOT BY 100 FOOT TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOHN W. SCHMIDT, ET UX, BY SOPHIE NEBGEN, ET VIR, ET AL, DATED JULY 29, 1963, FOUND OF RECORD IN VOLUME 83, PAGES 294–296 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

SURVEY REVIEWED AND ACCEPTED BY

Channing Wilson

2.16.18



STATE OF TEXAS
REGISTERED
CAREY BONN
4447
PROFESSIONAL
LAND SURVEYOR

LEGEND

- ◉ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- × 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. 217–1234, ISSUED JANUARY 9, 2018, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

FIELD MEASUREMENTS COMPLETED JANUARY 22, 2018

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

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447

Docusign Envelope ID: E68B141D-70B1-81DE-82F0-B2AC2907832B

APPROVED BY TEXAS REL ESTATE COMMISSION

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

EQUAL HOUSING OPPORTUNITY

CONCERNING THE PROPERTY AT 212 West Peach Street, 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 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 RIGHT (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 o 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.

		Thomas Brad Wilson	2026-05-11
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
		DocuSigned by: Jill Tolar	5/11/26
Other Broker	Date	Listing Broker	Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated form 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)