



**AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS)  
SELLER'S DISCLOSURE NOTICE**

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

*NOTE: EFFECTIVE JANUARY 1, 1994, 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 18708 Angel Mountain Dr Leander  
(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? \_\_\_\_\_  
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
		Y	N	U	
No	Bathroom Heater	Y	N	U	# [E] [G]
Yes	Cable TV Wiring	<b>X</b>	N	U	
No	Carport	Y	N	U	# of Spaces Attached [Y] [N]
No	Carbon Monoxide Detector	Y	N	U	#
Yes	Central Air Conditioning	<b>X</b>	N	U	# <b>2</b> <del>X</del> [G]
Yes	Central Heating	<b>X</b>	N	U	# <b>2</b> <del>X</del> [G] <del>[N]</del>
No	Central Vacuum	Y	N	U	
Yes	Chimney	<b>X</b>	N	U	1 Fire Place located in living room never been used, 1 outdoor fireplace and 1 outdoor fire pit.
Yes	Cook Top/Stove	<b>X</b>	N	U	<del>X</del> [G] # of Burners <b>4</b> Other:
No	Deck	Y	N	U	Wood [ ] Other [ ]
Yes	Dishwasher	<b>X</b>	N	U	
Yes	Disposal	<b>X</b>	N	U	
Yes	Dryer	<b>X</b>	N	U	<del>X</del> [G] [110V] [220V] <b>240 V Does not convey</b>
Yes	Dryer Hookups	<b>X</b>	N	U	[110V] [220V] [G] <b>240 V</b>
No	Emergency Escape Ladder(s)	Y	N	U	
No	Evaporative Cooler	Y	N	U	#
Yes	Fans	<b>X</b>	N	U	Ceiling # <b>12</b> Attic # Exhaust # <b>6</b> Whole House # <b>18</b>

Features and Equipment Continues Next Page

Initialed for Identification by Seller WRW, RLW and Buyer \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

Exists	Item	Working Condition			Additional Information
Yes	Fencing	<input checked="" type="checkbox"/>	N	U	Full [ ] Partial <input checked="" type="checkbox"/> Type: <b>Iron Fence</b>
<del>No</del>	Fire Alarm/Detector	<input checked="" type="checkbox"/>	N	U	#
Yes	Fireplace	<input checked="" type="checkbox"/>	N	U	# 2 Fire places one inside never bee used and 2 outside. A fireplace and a firepit
<del>No</del>	Fireplace Logs	Y	N	U	#
No	French Drain	Y	N	U	
Yes	Garage	<input checked="" type="checkbox"/>	N	U	Attached: <input checked="" type="checkbox"/> [N] # Spaces <b>3</b>
Yes	Garage Door Opener	<input checked="" type="checkbox"/>	N	U	# <b>2</b>
Yes	Garage Remote Control(s)	Y	N	U	# <b>Several</b>
No	Gas Lighting Fixtures	Y	N	U	#
No	Gas Lines	<input checked="" type="checkbox"/>	N	U	[NAT] [LP]
No	Gazebo	Y	N	U	
No	Grinder Pump	Y	N	U	
No	Ice Machine	Y	N	U	
No	Intercom System	Y	N	U	
Yes	Lawn Sprinkler System	<input checked="" type="checkbox"/>	N	U	Full <input checked="" type="checkbox"/> Partial [ ] Automatic <input checked="" type="checkbox"/> Manual [ ] <b>9 Zones</b>
	Liquid Propane Gas	Y	N	U	LP Community (Captive) [ ] LP on Property <input checked="" type="checkbox"/>
Yes		<input checked="" type="checkbox"/>			
No	Microwave	Y	N	U	
No	Mock Fireplace	Y	N	U	With Chimney [ ] Without Chimney [ ]
No	Outdoor Grill	Y	N	U	[NAT] [LP] [E]
Yes	Oven	<input checked="" type="checkbox"/>	N	U	[E] <input checked="" type="checkbox"/> [G] <b>Stainless Steel Double Oven</b>
Yes	Patio	<input checked="" type="checkbox"/>	N	U	Covered <input checked="" type="checkbox"/> Uncovered <input checked="" type="checkbox"/>
Yes	Plumbing System	<input checked="" type="checkbox"/>	N	U	
No	Pool	Y	N	U	Inground [ ] Above Ground [ ] Other [ ]
No	Pool Accessories	Y	N	U	
No	Pool Heater	Y	N	U	
No	Pool Maintenance Equip.	Y	N	U	
Yes	Portable Storage Buildings	<input checked="" type="checkbox"/>	N	U	# <sup>1</sup>
Yes	Public Sewer System	<input checked="" type="checkbox"/>	N	U	
Yes	Rain Gutters	<input checked="" type="checkbox"/>	N	U	Full <input checked="" type="checkbox"/> Partial [ ]
No	Range	Y	N	U	[E] [G]
Yes	Refrigerator	<input checked="" type="checkbox"/>	N	U	# <b>2 Does not convey with property</b>
Yes	Roof Attic Vents	<input checked="" type="checkbox"/>	N	U	
Yes	Satellite Dish System	<input checked="" type="checkbox"/>	N	U	Owned <input checked="" type="checkbox"/> Leased [ ] <small>Text</small>
No	Sauna	Y	N	U	#
Yes	Security System	Y	N	U	Owned <input checked="" type="checkbox"/> Leased [ ] Mo. Lease \$
Yes	Septic System/Tank	<input checked="" type="checkbox"/>	N	U	Date Last Pumped:
Yes	Smoke Detector(s)	<input checked="" type="checkbox"/>	N	U	# <b>10</b> Hearing Impaired [Y] [ <del>N</del> ]
No	Spa/Hot Tub	Y	N	U	#
No	Spa Heater	Y	N	U	# [E] [G] [Solar]
No	Space Heater	Y	N	U	# [E] [G]
Yes	Speakers	Y	N	U	
Yes	Specialty Wiring	Y	N	U	Audio <input checked="" type="checkbox"/> Data <input checked="" type="checkbox"/> Speakers <input checked="" type="checkbox"/> Visual [ ]
No	Sump Pump	Y	N	U	#
No	Trash Compactor	Y	N	U	#
No	TV Antenna	Y	N	U	#
No	Wall/Window A/C	Y	N	U	#
Yes	Washer	<input checked="" type="checkbox"/>	N	U	
Yes	Washer Hookups	<input checked="" type="checkbox"/>	N	U	
Yes	Water Heater	<input checked="" type="checkbox"/>	N	U	# <b>4</b> [E] <input checked="" type="checkbox"/> [Solar] <b>Propane Gas Tankless Water heaters</b>
Yes	Water Softener	<input checked="" type="checkbox"/>	N	U	Owned [ ] Leased [ ] Mo. Lease/Service Chg \$
Yes	Window Screens	<input checked="" type="checkbox"/>	N	U	# Type: <b>All window screens are on the side of the house</b>
	Other:	Y	N	U	#
	Other:	Y	N	U	

Initialed for Identification by Seller WRW, RLW and Buyer \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary. N/A

The seller excludes the following items from the sale: N/A

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

WATER Supply: \_\_\_\_\_ Ph: \_\_\_\_\_  
 City  Well  Private  MUD  
 WCID  Co-Op  Other \_\_\_\_\_

GAS Supply: Atmos Gas Ph: (866) 322-8667  
 Utility  Tank  Bottle  Co-Op  
 Tank/Bottle Mo. Lease \$ \_\_\_\_\_

WASTEWATER: \_\_\_\_\_ Ph: \_\_\_\_\_  
 City  Co-Op  MUD  Other  
 Septic

HOA/CONDO ASSOC: Lone Mountain Ranch Property Owners Association  
 Mandatory  Voluntary  
 Association Fee \$ 300.00 per Year  
 HOA's Administrative Transfer Fee of \$ \_\_\_\_\_  
 (Fee(s) above shall include all costs of transfer of ownership)  
 Manager's Name: Bob Rogers  
 Manager's Telephone: (512) 968-2813

ELECTRICITY: PEC COOP Ph: (512) 886-9798  
 CABLE TV: Spectrum Ph: (800) 892-2253  
 SOLID WASTE PROVIDER: \_\_\_\_\_ Ph: (512) 282-3508  
Progressive Waste Solutions

**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
No	Basement	Y	Yes	Potable Drinking Water	Y N
Yes	Ceilings	Y	Yes	Retaining Wall(s)	Y N
Yes	Driveway(s)	Y	Yes	Roof	Y N
Yes	Electrical System(s)	Y	No	Overlay Shingles: [Y] <input checked="" type="checkbox"/>	
Yes	Exterior Doors	Y	Yes	Roof Approximate Age: Yrs <u>11</u>	
Yes	Exterior Walls	Y	Yes	Roof Type: <u>Dimensional Shingles</u> <u>40 Year</u>	
Yes	Floors	Y	Yes	Septic System: Type:	Y N
	Foundation: Slab [ ] Pier & Beam [ ]	Y	Yes	Sidewalks	Y N
Yes	Interior Doors	Y		Stucco	Y N
Yes	Interior Walls	Y		Conventional [ ] Synthetic [ ] Type:	
Yes	Lighting Fixtures	Y		Underground Electrical Lines	Y N
Yes	Outbuildings	Y	Yes	Wastewater System	Y N
Yes	Plumbing	Y	Yes	Windows	Y N

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

Describe any other Property Defects/Malfunctions:

Initialed for Identification by Seller WRW, RLW and Buyer \_\_\_\_\_

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	<del>N</del>	Fault Lines	Y	<del>N</del>
Wood-Destroying Insects	Y	<del>N</del>	Landfill	Y	<del>N</del>
Termite or Wood Rot Needing Repair	Y	<del>N</del>	Subsurface Structure(s)	Y	<del>N</del>
Termite Damage	Y	<del>N</del>	Pit(s)	Y	<del>N</del>
Termite Treatment	Y	<del>N</del>	Underground Spring(s)	Y	<del>N</del>
Water Penetration of Structure	Y	<del>N</del>	Intermittent/Weather Spring(s)	Y	<del>N</del>
Structural or Roof Repair	Y	<del>N</del>	Underground Storage Tank(s)	Y	<del>N</del>
Asbestos Components	Y	<del>N</del>	Endangered Species/Habitat on Property	Y	<del>N</del>
Urea Formaldehyde Insulation	Y	<del>N</del>	Hazardous or Toxic Waste	Y	<del>N</del>
Radon Gas	Y	<del>N</del>	Diseased Trees	Y	<del>N</del>
Lead-Based Paint	Y	<del>N</del>	Fence Lines Not Corresponding to Property Boundaries	Y	<del>N</del>
Aluminum Wiring	Y	<del>N</del>	Wetlands on Property	Y	<del>N</del>
Foundation Repair	Y	<del>N</del>	Unplatted Easement(s)	Y	<del>N</del>
Flooding of Land	Y	<del>N</del>	Underground Electrical Line(s)	Y	<del>N</del>
Improper Drainage or Ponding	Y	<del>N</del>	Dampness in Crawl Spaces	Y	<del>N</del>
Located in 100-Year Flood Plain	Y	<del>N</del>	Water Heater Leak(s)	Y	<del>N</del>
Present Flood Insurance Coverage *Attach TAR Form 1414 if answer is Yes	Y*	<del>N</del>	HVAC System Leak(s) - Overflow Pan or Other Defect	Y	<del>N</del>
Settling or Soil Movement	Y	<del>N</del>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	<del>N</del>
			Other Conditions	Y	<del>N</del>

If the answer to any of the above is Yes [Y], explain. Attach additional sheets \_\_\_\_\_

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

**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	<del>N</del>
Previous Flooding onto the Property	Y	<del>N</del>
Previous Fires	Y	<del>N</del>
Previous Foundation Repairs	Y	<del>N</del>
Previous Roof Repairs	Y	<del>N</del>
Previous Treatment for Termites or Wood-Destroying Insects	Y	<del>N</del>
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	<del>N</del>
Previous Use of Premises for Manufacture of Methamphetamine	Y	<del>N</del>

Other Conditions: \_\_\_\_\_

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

**6. 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 as necessary.

Initialed for Identification by Seller WRW, RLW and Buyer \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**7. 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.**

- [Y] [N] Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at the time of construction?
- [Y] [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y] [N] Are there any optional charges or user fees for "common area" facilities? If yes, describe: \_\_\_\_\_.
- [Y] [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y] [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y] [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the Property?
- [Y] [N] 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?
- [Y] [N] Landfill - compacted or otherwise - on the Property or any portion thereof?
- [Y] [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y] [N] Any future annexation plans which affect the Property?
- [Y] [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date \_\_\_\_/\_\_\_\_/\_\_\_\_
- [Y] [N] Any pending flood plain changes known?
- [Y] [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y] [N] Previous FEMA claim paid?
- [Y] [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [Y] [N] Was the dwelling built before 1978? Unknown [ ]
- [Y] [N] 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?
- [Y] [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y] [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y] [N] Any rainwater harvesting system connected to the property's public water supply?
- [Y] [N] Any portion of the property that is located in a groundwater conservation district or subsidence district?
- [Y] [N] Any other item(s) of concern?

\_\_\_\_\_  
\_\_\_\_\_  
If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.  
\_\_\_\_\_  
\_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

8. 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 at 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    If so, which Appraisal District? \_\_\_\_\_

Is property located in a Statutory Tax District?     Yes     No

9. 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    If so, please attach. Date of Current Survey: 2007

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

10. 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): \_\_\_\_\_

\*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.

11. 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 sheet(s) as necessary.) Rock wall

Initialed for Identification by Seller WRW, RLW and Buyer \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

12. INSURANCE CLAIMS:

N/A 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

13. 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:

N/A

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

N/A

14. ADDITIONAL DISCLOSURE FORMS ATTACHED:  Yes  No

- Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
- Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
- Energy Audit Text
- Information About On-Site Sewer Facility (TAR 1407)
- §49.452 Notice to Purchase (TREC OP-C)  Yes  No
- Information About Special Flood Hazard Areas (TAR 1414)
- Relocation Addendum (TAR 1941)
- Other \_\_\_\_\_

**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.**

Walter Ronald Wooten  
Seller's Signature

Walter Wooten  
Printed Name

1/16/2019  
Date

Rebecca Lee Wooten  
Seller's Signature

Rebecca Wooten  
Printed Name

1/16/2019  
Date

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_



Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES  
RECEIPT OF A COPY OF THIS STATEMENT.**

**NOTICES TO BUYER:**

**LISTING BROKER, Bill Spencer with Spencer Properties, 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 WWW.TXDPS.STATE.TX.US . 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 THE 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date