AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE
SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS. USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS OF THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE IS NOT AUTHORIZED.

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.

CONCERNING THE PROPERTY AT Your Property Address
(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.

1 . FEATURES AND EQUIPMENT TO REMAIN: (Mark all appropriate items **TO REMAIN** and their working condition)

☐ DISHWASHER	[Y] [N] [U]	☐ POOL	[Y] [N] [U]
☐ DRYER [E] [G] [110V] [220V]	[Y] [N] [U]	☐ POOL ACCESSORIES/EQUIPMENT	[Y] [N] [U]
☐ DRYER HOOKUPS [110V] [220V] [G]	[Y] [N] [U]	☐ POOL HEATER [E] [G] [SOLAR]	[Y] [N] [U]
☐ GARBAGE DISPOSAL	[Y] [N] [U]	☐ SPA/HOT TUB	[Y] [N] [U]
☐ MICROWAVE	[Y] [N] [U]	☐ SPA HEATER [E] [G] [SOLAR]	[Y] [N] [U]
☐ OVEN [E] [G]	[Y] [N] [U]	☐ CABLE TV WIRING	[Y] [N] [U]
☐ RANGE [E] [G]	[Y] [N] [U]	☐ INTERCOM SYSTEM	[Y] [N] [U]
☐ REFRIGERATOR(S) # _____	[Y] [N] [U]	☐ SATELLITE DISH SYSTEM	[Y] [N] [U]
☐ TRASH COMPACTOR	[Y] [N] [U]	☐ OWNED ☐ LEASED	
☐ WASHER	[Y] [N] [U]	MO LEASE $ _____ MO SVC CHG $ _____	
☐ WASHER HOOKUPS [110V] [220V]	[Y] [N] [U]	☐ SPECIALTY WIRING _____	[Y] [N] [U]
☐ WATER HEATER # _____ [E] [G] [SOLAR]	[Y] [N] [U]	☐ T.V. ANTENNA	[Y] [N] [U]
☐ WATER SOFTENER ☐ OWNED ☐ LEASED	[Y] [N] [U]	☐ AUTOMATIC LAWNSPRINKLER SYSTEM	[Y] [N] [U]
MO LEASE $ _____ MO SVC CHG $ _____	[Y] [N] [U]	☐ CARPORT: ATTACHED [Y] [N]	[Y] [N] [U]
☐ SAUNA	[Y] [N] [U]	# SPACES _____	
☐ FIREPLACE ☐ WOOD ☐ GAS # _____	[Y] [N] [U]	☐ FENCES/FENCE WALLS	[Y] [N] [U]
☐ FIREPLACE LOGS/ ARTIFICIAL # _____	[Y] [N] [U]	☐ FRENCH DRAIN	[Y] [N] [U]
☐ GAS FIRE STARTER # _____	[Y] [N] [U]	☐ GARAGE: ATTACHED [Y] [N]	[Y] [N] [U]
☐ MOCK FIREPLACE WITH CHIMNEY # _____	[Y] [N] [U]	# SPACES _____	
☐ ATTIC FAN(S) # _____	[Y] [N] [U]	☐ GARAGE DOOR OPENER # _____ [E]	[Y] [N] [U]
☐ BATHROOM HEATER # _____ [E] [G]	[Y] [N] [U]	☐ GARAGE REMOTE CONTROL # _____	[Y] [N] [U]
☐ CEILING FAN(S) # _____	[Y] [N] [U]	☐ GAZEBO	[Y] [N] [U]
☐ CENTRAL A/C # _____ [E] [G]	[Y] [N] [U]	☐ MAILBOX	[Y] [N] [U]
☐ CENTRAL HEAT # _____ [E] [G] [HP]	[Y] [N] [U]	☐ OUTDOOR GRILL	[Y] [N] [U]
☐ EVAPORATIVE COOLER # _____	[Y] [N] [U]	☐ PATIO/DECKING	[Y] [N] [U]
☐ EXHAUST FANS # _____ [E]	[Y] [N] [U]	☐ PLUMBING SYSTEM	[Y] [N] [U]
☐ GAS FIXTURES	[Y] [N] [U]	☐ PUBLIC SEWER SYSTEM	[Y] [N] [U]
☐ GAS LINES (NAT/LP)	[Y] [N] [U]	☐ SEPTIC SYSTEM/TANK	[Y] [N] [U]
☐ SPACE HEATER # _____ [E] [G]	[Y] [N] [U]	DATE PUMPED _____	
☐ WALL/WINDOW A/C # _____	[Y] [N] [U]	☐ PORTABLE STORAGE BLDG(S). # _____	[Y] [N] [U]
☐ CARBON MONOXIDE DETECTOR	[Y) [N] [U]	☐ RAIN GUTTERS	[Y] [N] [U]
☐ SMOKE DETECTORS # _____	[Y] [N] [U]	☐ SUMP PUMP	[Y] [N] [U]
☐ SECURITY SYSTEM ☐ OWNED ☐ LEASED	[Y] [N] [U]	☐ WINDOW SCREENS	[Y] [N] [U]
MO LEASE $ _____ MO SVC CHG $ _____	[Y] [N] [U]		
☐ FIRE ALARMS/DETECTOR(S) # _____	[Y] [N] [U]	☐ OTHER _____	

Explain all No [N] or unknown [U] answers: _____

_____

The following property is to be excluded from the sale: _____

_____

Texas Ranch and Home Realty 106 E. 6th Street, Suite 900, Austin TX 78701
Phone: (512) 587-9057 Fax: (800) 738-4409 Dial Boles seller forms.z
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Seller's Disclosure Notice concerning: Your Property Address, ,
(Property Address)

2. SERVICES TO THIS PROPERTY PROVIDED BY: (Fill in names of suppliers)

WATER Supply: _____
☐ CITY ☐ WELL ☐ PRIVATE ☐ MUD
☐ WCID ☐ COOP ☐ OTHER _____
WASTEWATER: _____
☐ CITY ☐ COOP ☐ MUD ☐ OTHER _____
☐ SEPTIC ☐ TAR 1407 (Information About On-Site Sewer Facility)
ELECTRICITY: _____
CABLE TV: _____
SOLID WASTE PROVIDER: _____

GAS Supply: _____
☐ UTILITY ☐ TANK ☐ BOTTLE ☐ COOP
TANK/BOTTLE MO. LEASE $ _____
HOMEOWNER'S ASSOC.: _____
MONTHLY HOMEOWNER'S FEE: $ _____
MANAGER'S NAME: _____
TELEPHONE: _____
HOA Transfer Fee $ _____
HOA Transfer Fee Paid by ☐ Seller ☐ Buyer ☐ Negotiable
☐ SELLER TO OBTAIN HOA INFORMATION

3. ARE YOU (SELLER) AWARE OF ANY KNOWN DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

BASEMENT	[Y] [N]	FIREPLACE(S)	[Y] [N]	ROOF:	[Y] [N]
CEILINGS	[Y] [N]	FLOORS	[Y] [N]	ROOF APPROX. AGE _____	
DOORS	[Y] [N]	FOUNDATION/SLAB(S)	[Y] [N]	ROOF TYPE _____	
DRIVEWAY(S)	[Y] [N]	INTERIOR WALLS	[Y] [N]	SIDEWALKS	[Y] [N]
ELECTRICAL SYSTEM(S)	[Y] [N]	LIGHTING FIXTURES	[Y] [N]	SWIMMING POOL	[Y] [N]
EXTERIOR WALLS	[Y] [N]	PLUMBING/SEWER/SEPTIC	[Y] [N]	WINDOWS	[Y] [N]

OTHER STRUCTURAL COMPONENTS (DESCRIBE): _____

If the answer to any if the above is yes, explain. (Attach additional sheets if necessary):

4. 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] [N]	PREVIOUS FLOODING OF LAND	[Y] [N]
WOOD DESTROYING INSECTS	[Y] [N]	IMPROPER DRAINAGE	[Y] [N]
TERMITE OR WOOD ROT NEEDING REPAIR	[Y] [N]	LOCATED IN 100 YEAR FLOOD PLAIN	[Y] [N]
PREVIOUS TERMITE DAMAGE	[Y] [N]	PRESENT FLOOD INSURANCE COVERAGE	[Y] [N]
PREVIOUS TERMITE TREATMENT	[Y] [N]	SETTLING OR SOIL MOVEMENT	[Y] [N]
WATER PENETRATION OF BLDG	[Y] [N]	FAULTLINES OR LANDFILL	[Y] [N]
PREVIOUS STRUCTURAL OR ROOF REPAIR	[Y] [N]	SUBSURFACE STRUCTURE(S) /PIT(S)	[Y] [N]
ASBESTOS COMPONENTS	[Y] [N]	SPRING(S): UNDERGROUND	[Y] [N]
UREA FORMALDEHYDE INSULATION	[Y] [N]	SPRING(S): INTERMITTENT/WEATHER	[Y] [N]
RADON GAS	[Y] [N]	UNDERGROUND STORAGE TANKS	[Y] [N]
LEAD BASED PAINT	[Y] [N]	ENDANGERED SPECIES/HABITAT ON PROPERTY	[Y] [N]
ALUMINUM WIRING	[Y] [N]	HAZARDOUS OR TOXIC WASTE	[Y] [N]
PREVIOUS FIRES	[Y] [N]	DISEASED TREES	[Y] [N]
FOUNDATION REPAIR	[Y] [N]	FENCE LINES NOT CORRESPONDING TO PROPERTY BOUNDARIES	[Y] [N]
PREVIOUS FLOODING OF BUILDING(S)	[Y] [N]	WETLANDS ON PROPERTY	[Y] [N]
		UNPLATTED EASEMENTS	[Y] [N]

OTHER _____
If the answer to any of the above is yes, explain. (Additional sheets if necessary):

5. ARE YOU (SELLER) AWARE OF ANY ITEM, EQUIPMENT, OR SYSTEM IN OR ON THE PROPERTY THAT IS NEED OF REPAIR, WHICH HAS NOT BEEN PREVIOUSLY DISCLOSED IN THIS NOTICE?
☐ Yes (if you are aware) ☐ No (if you are not aware). If yes, explain (attach additional sheets if necessary):

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6. 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 that time?
[Y] [N] Homeowners' Association or maintenance fees or assessments?
[Y] [N] Any "common area" facilities (such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?
[Y] [N] Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property?
[Y] [N] Any lawsuits or other legal proceedings directly or indirectly affecting the Property?
[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, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject Property?
[Y] [N] Any encroachments, easements or similar matters that may affect your interest in the subject Property?
[Y] [N] Land fill (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] Major damage to the property or any of the structures from fire, earthquake, floods or landslides?
[Y] [N] Any future highway, freeway, air traffic patterns which affects this real Property?
[Y] [N] Any future annexation plans which affect this real Property?
[Y] [N] Within the previous 12 months, has there been an equity loan on this Property? If Yes, date _____ / _____ / _____
[Y] [N] Flood Insurance on Property?
[Y] [N] Previous FEMA claim raid?
[Y] [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to 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 climinate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
[Y] [N] Other items of concern? _____

If the answer to any of the above is yes, explain. (Attach additional sheets as necessary):

7. CHECK ANY TAX EXEMPTION(S) WHICH YOU (SELLER) CURRENTLY CLAIM FOR THE PROPERTY:

☐ Homestead ☐ Disabled ☐ Agricultural
☐ Over 65 ☐ Disabled Veteran ☐ Unknown
☐ None ☐ Other _____

8. 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 list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages

IS A PREVIOUS SELLER'S DISCLOSURE AVAILABLE? ☐ Yes ☐ No. if so, please attach.
IS A CURRENT SURVEY AVAILABLE? ☐ Yes ☐ No. if so, please attach.
HAVE ANY CHANGES BEEN MADE THAT WOULD AFFECT THE SURVEY? ☐ Yes ☐ No

9. 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 AWARE OF MAJOR REPAIRS OR IMPROVEMENTS MADE BY PREVIOUS OWNERS? ☐ Yes ☐ No. If yes to either, please explain.

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10. SELLER HAS NOT RECEIVED ANY NOTICES, EITHER ORAL OR WRITTEN, REGARDING THE NEED FOR REPAIR OR REPLACEMENT OF ANY PORTION OF THE PROPERTY FROM ANY GOVERNMENTAL AGENCY, APPRAISER, INSPECTOR, MORTGAGE LENDER, REPAIR SERVICE OR OTHERS, EXCEPT:

Seller's Signature
Your Name

Seller's Signature

Date

Date

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

NOTICE TO BUYER:

LISTING BROKER, Texas Ranch and Home Realty, AND OTHER BROKER _____, ADVISE YOU THAT SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED. THE LISTING AND OTHER BROKERS 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.TXUS. FOR INFORMATION CONCERNING PAST CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE DEPARTMENT.

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ANY 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.

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.

Buyer's Signature

Buyer's Signature

Date

Date

[NOTE: This form furnished by the AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE for the convenience of its Participants.]

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