

SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY UNLOCK MLS FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

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 130 Lost River Rd Georgetown
(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? 10/25 (approximate date)

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? Just a few months at a time.

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		
☒	Bathroom Heater	☒	N	U	# <u>2</u>	☒ [E]	[G]
☒	Cable TV Wiring	☒	N	U			
☒	Carport	☒	N	U	# of Spaces	Attached	[Y] [N]
☒	Carbon Monoxide Alarm	☒	N	U	#		
☒	Central Air Conditioning	☒	N	U	#	☒ [E]	[G]
☒	Central Heating	☒	N	U	#	☒ [E]	[G] [HP]
☒	Central Vacuum	☒	N	U			
☒	Cook Top/Stove	☒	N	U	☒ [E]	[G]	# of Burners <u>4</u> Other:
☒	Deck	☒	N	U	Wood []	Other []	
☒	Dishwasher	☒	N	U			
☒	Disposal	☒	N	U			
☒	Dryer	☒	N	U	☒ [E]	[G]	[110V] [220V]
☒	Dryer Hookups	☒	N	U	[110V]	☒ [220V]	[G]
☒	Electric Vehicle Charger	☒	N	U			
☒	Emergency Escape Ladder(s)	☒	N	U			
☒	Evaporative Cooler	☒	N	U	#		
☒	Fans	☒	N	U	Ceiling # <u>4</u>	Attic #	Exhaust # <u>4</u> Whole House #
☒	Fencing	☒	N	U	Full []	Partial []	Type:
☒	Fire Alarm/Detection Equip.	☒	N	U	#		

Features and Equipment Continues Next Page

Initialed for Identification by Seller SK and Buyer _____

Unlock MLS 610

Exists	Item	Working Condition			Additional Information
☒	Fireplace(s) & Chimney	☒	☐	☒	Woodburning ☐ Mock ☒ Other ☐
☒	Fireplace Logs	☒	☐	☒	# /
☒	French Drain	☒	☐	☐	
☒	Fuel Gas Piping	☒	☐	☐	Black Iron Pipe ☐ Corrugated Stainless Steel ☐ Copper ☐
☒	Garage	☒	☐	☐	Attached: ☒ ☐ # Spaces
☒	Garage Door Opener	☒	☐	☐	# 2
☒	Garage Remote Control(s)	☒	☐	☐	# / ?
☒	Gas Fixtures	☒	☐	☐	#
☒	Gas Lines	☒	☐	☐	[NAT] [LP]
☒	Gazebo	☒	☐	☐	
☒	Grinder Pump	☒	☐	☐	
☒	Hot Tub	☒	☐	☐	
☒	Ice Machine	☒	☐	☐	
☒	Intercom System	☒	☐	☐	
☒	Lawn Sprinkler System	☒	☐	☐	Full ☐ Partial ☒ Automatic ☐ Manual ☐
☒	Liquid Propane Gas	☒	☐	☐	LP Community (Captive) ☐ LP on Property ☐
☒	Microwave	☒	☐	☐	
☒	Outdoor Grill	☒	☐	☐	[NAT] [LP] [E]
☒	Oven	☒	☐	☐	[E] [G]
☒	Patio	☒	☐	☐	Covered ☐ Uncovered ☒
☒	Plumbing System	☒	☐	☐	
☒	Pool	☒	☐	☐	Inground ☐ Above Ground ☐ Other ☐
☒	Pool Equipment	☒	☐	☐	
☒	Pool Heater	☒	☐	☐	
☒	Portable Storage Buildings	☒	☐	☐	# /
☒	Public Sewer System	☒	☐	☐	
☒	Rain Gutters	☒	☐	☐	Full ☐ Partial ☐
☒	Range	☒	☐	☐	[E] [G]
☒	Refrigerator	☒	☐	☐	#
☒	Roof Attic Vents	☒	☐	☐	
☒	Satellite Dish	☒	☐	☐	Owned ☐ Leased ☐
☒	Sauna	☒	☐	☐	#
☒	Security System	☒	☐	☒	Owned ☒ Leased ☐ Mo. Lease \$
☒	Septic System/Tank	☒	☐	☐	Date Last Pumped: <u>Unknown</u>
☒	Smoke Detector(s)	☒	☐	☐	# Hearing Impaired ☒ ☐
☒	Solar Panels	☒	☐	☐	Owned ☐ Leased ☐
☒	Spa	☒	☐	☐	#
☒	Space Heater	☒	☐	☐	# [E] [G]
☒	Speakers	☒	☐	☐	
☒	Specialty Wiring	☒	☐	☐	Audio ☐ Data ☐ Speakers ☐ Visual ☐
☒	Sump Pump	☒	☐	☐	#
☒	Trash Compactor	☒	☐	☐	#
☒	TV Antenna	☒	☐	☐	#
☒	Wall/Window A/C	☒	☐	☐	#
☒	Washer	☒	☐	☐	
☒	Washer Hookups	☒	☐	☐	
☒	Water Heater	☒	☐	☐	# [E] [G] [Solar]
☒	Water Softener	☒	☐	☐	Owned ☒ Leased ☐ Mo. Lease/Service Chg \$
☒	Window Screens	☒	☐	☐	# All Type:
☒	Other:	☒	☐	☐	

Roof type Composite Shingle Age: 5 years (approx.)

Initialed for Identification by Seller SKR and Buyer _____

Describe any known defects or repairs needed in connection with any of the above items. (Attach additional sheets if necessary):

Seller excludes the following items from the sale:

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: _____ Ph: _____
☐ Utility ☐ Tank ☐ Bottle ☐ Co-Op
 Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____
☐ City ☐ Co-Op ☐ MUD ☐ Septic ☐ Other _____

HOA/CONDO ASSOC: _____
☐ Mandatory ☐ Voluntary
 Association Fee \$ _____ per _____
 HOA's Administrative Transfer Fee of \$ _____
 (Fee(s) above shall include all costs of transfer of ownership)

ELECTRICITY: _____ Ph: _____
 CABLE TV: _____ Ph: _____
 SOLID WASTE : _____ Ph: _____

Manager's Name: _____
 Manager's Telephone: _____

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
N	Basement	Y (N)	Y	Lighting Fixtures	Y (N)
Y	Ceilings	(Y) N	Y	Outbuildings	Y (N)
Y	Driveway(s)	Y (N)	Y	Plumbing	Y (N)
Y	Electrical System(s)	Y (N)	Y	Potable Drinking Water	Y (N)
Y	Exterior Doors	Y (N)	N	Retaining Wall(s)	Y (N)
Y	Exterior Walls	Y (N)	Y	Roof	Y (N)
N	Fences	Y (N)	Y	Septic/On-Site Sewer System	Y (N)
Y	Floors	Y (N)	Y	Sidewalks	Y (N)
Y	Foundation: Slab ☒ Pier & Beam ☐	Y (N)	N	Stucco Type: _____	Y (N)
Y	Greywater System	Y (N)		Conventional ☐ Synthetic ☐	
N	Intercom System	Y (N)	N	Underground Electrical Lines	Y (N)
Y	Interior Doors	Y (N)	Y	Windows	Y (N)
Y	Interior Walls	(Y) N		Other: _____	Y N

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

Some patches + repairs to interior walls + ceiling

Describe any other structural or property defects or malfunctions: (Attach additional sheets if necessary):

Initialed for Identification by Seller SLR, _____ and Buyer _____, _____

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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	(N)	Subsurface Structure(s)	Y	(N)
Wood-Destroying Insects	Y	(N)	Pit(s)	Y	(N)
Termite or Wood Rot Damage	Y	(N)	Underground Spring(s)	Y	(N)
Termite Damage	Y	(N)	Intermittent/Weather Spring(s)	Y	(N)
Termite Treatment	Y	(N)	Underground Storage Tank(s)	Y	(N)
Water Damage not due to Flood Event	Y	(N)	Endangered Species/Habitat on Property	Y	(N)
Water Penetration of Structure	Y	(N)	Hazardous or Toxic Waste	Y	(N)
Structural or Roof Repair	Y	(N)	Diseased Trees	Y	(N)
Asbestos Components	Y	(N)	Fence(s) Not on Property Boundary Line(s)	Y	(N)
Urea Formaldehyde Insulation	Y	(N)	Wetlands on Property	Y	(N)
Radon Gas	Y	(N)	Unrecorded Easement(s)	Y	(N)
Lead-Based Paint or Hazards	Y	(N)	Underground Electrical Line(s)	Y	(N)
Aluminum Wiring	Y	(N)	Dampness in Crawl Spaces	Y	(N)
Foundation Repair	Y	(N)	Water Heater Leak(s)	Y	(N)
Improper Drainage	Y	(N)	HVAC System Leak(s)/Pan Overflow/Defect	Y	(N)
Settling or Soil Movement	Y	(N)	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	(N)
Fault Lines	Y	(N)			
Landfill	Y	(N)	Concrete Cancer (ASR) in Pool/Hot Tub/Spa	Y	(N)

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

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary):

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	(N)
Previous Flooding onto the Property	Y	(N)
Previous Fires	Y	(N)
Previous Foundation Repairs	Y	(N)
Previous Roof Repairs or Replacement	(Y)	N
Previous Structural Repair	Y	(N)
Previous Treatment for Termites or Wood-Destroying Insects	Y	(N)
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	(N)
Previous Use of Premises for Manufacture of Methamphetamine	Y	(N)

Other Conditions:

If the answer to any of the above is Yes [Y], explain. (attach additional sheets if necessary): Roof replaced after leaks found in 2021

6. Are you (Seller) aware of any of the following conditions?*

Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood insurance coverage

N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

N Previous water penetration into a structure on the property due to a natural flood event

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Write Yes (Y) if you are aware and check wholly or partly as applicable, write No (N) if you are not aware.

N Located () wholly () partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located () wholly () partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located () wholly () partly in a floodway

N Located () wholly () partly in a flood pool

N Located () wholly () partly in a reservoir

If the answer to any of the above is yes, attach Unlock MLS Form 206 *Information About Special Flood Hazard Areas* and explain. (Attach additional sheets if necessary): _____

* 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.

7. **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, attach Unlock MLS Form 206 *Information About Special Flood Hazard Areas* and explain. (Attach additional sheets if 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).

8. **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, attach form Unlock MLS Form 206 *Information About Special Flood Hazard Areas* and explain. (Attach additional sheets if necessary): _____

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9. 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 if necessary): _____

10. 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, with unresolved permits, or not in compliance with building code in effect at the time of construction? |
| [] | [☒] | Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others? |
| [] | [☒] | Are there any optional charges or user fees for "common area" facilities? If yes, describe: _____ |
| [] | [☒] | Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property? |
| [] | [☒] | Any lawsuits or other legal proceedings directly or indirectly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.? |
| [] | [☒] | Any condition of the Property which materially affects the physical health or safety of an individual? |
| [] | [☒] | Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property? |
| [] | [☒] | 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? |
| [] | [☒] | Landfill - compacted or otherwise - on the Property or any portion thereof? |
| [] | [☒] | Any settling from any cause or slippage, sliding or other soil problems? |
| [] | [☒] | Damage to the Property or any of the structures from fire, earthquake, floods or landslides? |
| [] | [☒] | Any future highway, freeway, or air traffic patterns which affects the Property? |
| [] | [☒] | Any future annexation plans which affect the Property? |
| [] | [☒] | Within the previous 12 months, has there been an equity loan on the Property?
If Yes, date ____/____/____ |
| [] | [☒] | Any pending flood plain changes known? |
| [] | [☒] | Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use? |
| [] | [☒] | Previous FEMA claim paid? |
| [] | [☒] | Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition? |
| [] | [☒] | Was the dwelling built before 1978? Unknown [] |
| [] | [☒] | 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? |

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- ☐ ☒ Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- ☐ ☒ Any IRS or tax redemption periods which will affect the sale of the Property?
- ☐ ☒ Any rainwater harvesting system connected to the property's public water supply?
- ☐ ☒ Any portion of the property located in a groundwater conservation district or subsidence district?
- ☐ ☒ Any conservation easements located on the Property.
"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.
- ☒ ☐ The Property is presently covered by insurance.
- ☒ ☐ The Property is presently covered by windstorm insurance.
- ☐ ☒ Seller has been unable to insure the Property for any reason.
- ☐ ☒ A private road on or adjoining the Property for which Seller is financially responsible for maintaining.
- ☐ ☒ Any aboveground or underground storage tanks on the Property. (If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements.)
- ☐ ☒ Any aboveground storage tanks on the Property that hold 500 gallons or more and have stored petroleum products or other chemicals.
- ☐ ☒ Any other item(s) of concern? _____

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary):

11. 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 to 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

Is the property located in a Statutory Tax District (e.g. MUD, WCID, or River Authority)? ☐ Yes ☐ No

If Yes, which Statutory Tax District? _____

12. 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 Date of Current Survey: ____/____/____

If yes, attach survey with notarized T-47 Affidavit or T-47.1 Declaration.

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13. 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.

14. 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 sheets if necessary): New roof in 2001

15. INSURANCE CLAIMS:

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

If Yes to either, please explain. (Attach additional sheets if necessary): Roof claim was made in 2021, so, maybe?
Roof was replaced

16. 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: None

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except: None

17. ADDITIONAL DISCLOSURE FORMS ATTACHED:

- ☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint
- ☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum
- ☐ Energy Audit
- ☒ Information About On-Site Sewer Facility
- ☐ \$49.452 Notice to Prospective Buyer (TREC OP-C)
- ☐ Information About Special Flood Hazard Areas
- ☐ Relocation Addendum
- ☐ Other _____

NOTICE TO SELLER: Under Texas law, selling property "as-is" does not excuse you from disclosing to the best of your belief, material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to make full disclosure may result in legal liability.

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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.

Marvin A. Laurent, Jr. Estate
Seller's Signature

Seller's SignatureEstate of Marvin Laurent_____
Printed Name_____
Printed Name_____
Date_____
Date

NOTICES TO BUYER:

LISTING BROKER, _____, TX Brokers _____,
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 <https://publicsite.dps.texas.gov>. 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 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_____
Printed Name_____
Printed Name_____
Date_____
Date

Initialed for Identification by Seller SLK, _____ and Buyer _____, _____

MLS Unlock 610



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 130 Lost River Rd
Georgetown, TX 78628

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Drain Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front yard area ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 37 years old ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? Unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Sheryl Laurent Kelly, Executive of Marvin A. Laurent, Jr.

Signature of Seller
Estate of Marvin Laurent

Date *Estate* Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date