



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.

375 Airport Rd
Paris, TX 75460

CONCERNING THE PROPERTY AT _____

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? _____ (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 | | | |
| Natural Gas Lines | | | |

| Item | Y | N | U |
|-------------------------|---|---|---|
| Liquid Propane Gas: | | | |
| -LP Community (Captive) | | | |
| -LP on Property | | | |
| 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: _____ |
| Evaporative Coolers | | | | number of units: _____ |
| Wall/Window AC Units | | | | number of units: _____ |
| Attic Fan(s) | | | | if yes, describe: _____ |
| Central Heat | | | | electric gas number of units: _____ |
| Other Heat | | | | if yes, describe: _____ |
| Oven | | | | number of ovens: _____ 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: _____ |
| Water Softener | | | | owned leased from: _____ |
| Other Leased Items(s) | | | | if yes, describe: _____ |

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller:

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Concerning the Property at _____

| | | | | | | | |
|---------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|--------|----------------|
| Underground Lawn Sprinkler | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | automatic | manual | areas covered: |
| Septic / On-Site Sewer Facility | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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: _____ Age: _____ (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 | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors | <input type="checkbox"/> | <input type="checkbox"/> |
| Driveways | <input type="checkbox"/> | <input type="checkbox"/> |
| Electrical Systems | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> |

| Item | Y | N |
|----------------------|--------------------------|--------------------------|
| Floors | <input type="checkbox"/> | <input type="checkbox"/> |
| Foundation / Slab(s) | <input type="checkbox"/> | <input type="checkbox"/> |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting Fixtures | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing Systems | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> |

| Item | Y | N |
|-----------------------------|--------------------------|--------------------------|
| Sidewalks | <input type="checkbox"/> | <input type="checkbox"/> |
| Walls / Fences | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows | <input type="checkbox"/> | <input type="checkbox"/> |
| Other Structural Components | <input type="checkbox"/> | <input type="checkbox"/> |

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

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

Concerning the Property at _____

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.

Concerning the Property at _____

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

___ ___ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

___ ___ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ 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): _____

Concerning the Property at _____

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 www.txdps.state.tx.us. 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: _____ | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: _____ | phone #: _____ |
| Internet: _____ | 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: _____ | |

(TXR-1406) 07-08-22 Initialed by: Buyer: _____ and Seller: lia Page 6 of 6



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 375 Airport Rd
Paris, TX 75460

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: leech line Unknown
- (3) Approximate Location of Drain Field or Distribution System: 1 @ Shop, 1 @ House (NOT USED)
1 @ STORAGE OUT BUILDING Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ 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? _____
- (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.**



ADDENDUM REGARDING LEAD-BASED PAINT

For use in the lease of residential property built before 1978.

ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 375 Airport Rd, Paris, TX 75460

A. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (landlords) must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

B. DISCLOSURE:

(1) Presence of lead-based paint and/or lead-based paint hazards. (Check (a) or (b)).

(a) Landlord knows of the following lead-based paint and/or lead-based paint hazards in the Property: _____

(b) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

(2) Records and reports available to Landlord. (Check (a) or (b)).

(a) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property which are listed here: _____

(b) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. TENANT'S ACKNOWLEDGEMENT:

- (1) Tenant has received copies of all information listed in Paragraph B.
- (2) Tenant has received the pamphlet entitled Protect Your Family from Lead in Your Home.

D. AGENTS' NOTICE TO LANDLORD AND ACKNOWLEDGEMENT:

- (1) The brokers and agents to the lease notify Landlord that Landlord must: (a) provide Tenant with the EPA-approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazard in the Property; (d) deliver all records and reports to Tenant pertaining lead-based paint and/or lead-based paint hazards in the Property; and (e) retain a copy of this addendum for at least 3 years.
- (2) The brokers and agents to the lease have advised Landlord of Landlord's obligations under 42 U.S.C. 4852d and are aware of his/her responsibility to ensure compliance.

E. CERTIFICATION OF ACCURACY: The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and correct.

Linda Allison _____
Landlord Date Tenant Date
Donald U Allison & Mary E Allison Executer of Estate Linda Allison

Landlord Date Tenant Date

[Signature] 3/23/08
Listing Broker/Agent or Property Manager Date Tenant Date

Other Broker/Agent Date Tenant Date