

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.

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CONCERNING THE F	PRC	PE	ERT	ΥA	T <u>4</u> 9	04 S	ydney Harbour Court,	Kil	leer	ı, TX	76549				_
AS OF THE DATE S	SIG SUY	NE ER	D R M	BY AY	SE WIS	LLE H T	R AND IS NOT A	A 5	SUI	BST	ITUTE	NDITION OF THE PROFORM ANY INSPECTION TO BY SECTION OF ANY KIND BY SECTION OF THE PROFON OF ANY KIND BY SECTION OF AN	ONS	C	R
Seller ☑ is ☐ is not the Property? ☐ NA Property	0	CCL	ру	ing	the	Pro						v long since Seller has o or □ never occu∣			
Section 1. The Properties notice does not es												N), or Unknown (U).) which items will & will not	conv	⁄ey.	
Item	Υ	N	U		lten	1		Υ	N	U	Item		Υ	N	U
Cable TV Wiring	\bigvee				Natı	ıral	Gas Lines		\mathbf{V}		Pum	p: □ sump □ grinder		\leq	
Carbon Monoxide Det.		\mathbf{V}			Fue	Ga	s Piping:		\mathbf{A}			Gutters		\checkmark	
Ceiling Fans	\checkmark						ron Pipe		\mathbf{A}		Rang	ge/Stove	\square		
Cooktop	abla			ļ .	-Co	ope	r		\square			/Attic Vents	abla		
Dishwasher	\square				-Co	rug	ated Stainless ubing		\square		Saur	ıa		V	
Disposal	\square			_	Hot				\checkmark		Smo	ke Detector	\square		
Emergency Escape Ladder(s)					Intercom System				V		Smo	ke Detector – Hearing ired			
Exhaust Fans	\checkmark				Micı	OWa	ave	\mathbf{V}			Spa			\mathbf{V}	
Fences	\square			_	Outdoor Grill				\square			n Compactor			
Fire Detection Equip.	\checkmark			_			ecking	\square				ntenna			
French Drain		\mathbf{V}		_			ng System	\square			Was	ner/Dryer Hookup	abla		
Gas Fixtures		\mathbf{V}			Poo	l	<u> </u>		\mathbf{V}			ow Screens	abla		
Liquid Propane Gas:		\mathbf{V}			Poo	l Ec	uipment		\mathbf{V}		Publi	c Sewer System	\square		
-LP Community (Captive)		N			Pool Maint. Accessories				N						
-LP on Property		\bigvee			Poo	l He	eater		abla						
Item				Υ	N	U	Addition	al I	nfo	orm	ation				
Central A/C				N			☑ electric ☐ gas				r of unit	s:1			
Evaporative Coolers					\square							<u></u>	-		
Wall/Window AC Units				 											
Attic Fan(s)															
Central Heat				abla	 <u>-</u> 										
Other Heat															
Oven			abla	 											
Fireplace & Chimney			\square												
Carport															
Garage			\bigvee												
Garage Door Openers			\mathbf{V}												
Satellite Dish & Controls				□ □ □ owned □ leased from NA											
Security System				abla	☑ □ □ ☑ owned ☑ leased from ADT										
(TXR-1406) 07-10-23		li	nitia	led b	y: B	uyer	: aı	nd S	Selle	er: .	04/21/24 7:57 PM CDT fotloop verified	Pa	ge 1	of 7	7

Previous Foundation Repairs \checkmark **Previous Fires** \checkmark (TXR-1406) 07-10-23 Initialed by: Buyer: and Seller: Page 2 of 7 The Salas Team Ltd. 2210 E. Central Texas Express way STE 104 Killeen, TX 76543 254-768-0190 Robert Cavello

Concerning the Property at 4904 Sydney Harbour Court, Killeen, TX 76549

Previous Other Structural Repairs	_		D (D :	т—	т –	_	T '(MDI I '' ' T-T-					
Previous Use of Premises for Manufacture	Previous Roof Repairs Previous Other Structural Penairs			\square	╁▔		Cinale Diseleble Main Dusin in Deal/Llat					
If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): the roof had a leak, this was repaired in May 2020 by Lange Roofing "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 on 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 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 floodway. Located wholly partly in a floodway. Located wholly partly in a flood pool. Located 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 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 noting which is considered to be a high risk of flooding; and (C) may include a regulatory floodyoy, flood pool, or reservoir. "500-year floodplain" means any area of land that: (A) is identified on the flood insurance r	·				ē	Z	• • • • • • • • • • • • • • • • • • •					
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The Salas Team Ltd.

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:

MM 04/21/24

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2210 E. Central Texas Express way STE 104 Killeen, TX 76543

254-768-0190

Robert Cavello

"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.

provid	on 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ler, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach anal sheets as necessary):
Eve risk	omes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the licture(s).
Admir	on 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business histration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional as necessary):
	on 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) are not aware.)
Y N □ Ø	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.
•	106) 07-10-23 Initialed by: Buyer: and Seller: Man January Individual Page 4 of 7
The Sa	alas Team Ltd. 2210 E. Central Texas Express way STE 104 Killeen, TX 76543 254-768-0190 Robert Cavello

The Salas Team Ltd.

dotloop signature verification: dtlp.us/3R2C-rse8-t51d

2210 E. Central Texas Express way STE 104 Killeen, TX 76543

254-768-0190

Robert Cavello

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.

Matthew Meadows	dotloop verified 04/21/24 7:57 PM CDT 7RLK-ZQQU-0MUY-MWAR		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Matthew Meadows		Printed Name: Matthew Meadows	

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.

Electric:Reliant (Oncor)	phone #:	
Sewer:city	phone #:	
Water: _{City}	phone #:	
Cable: _{NA}	phone #:	
Trash: _{City}	phone #:	
Natural Gas: _{NA}	phone #:	
Phone Company: _{NA}	phone #:	
Propane: _{NA}	phone #:	
Internet: Spectrum	phone #:	

(TXR-1406) 07-10-23

Initialed by: Buyer:

(6) The following providers currently provide service to the Property:

and Seller:

04/21/24 7:57 PM CDT

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The Salas Team Ltd.

2210 E. Central Texas Express way STE 104 Killeen, TX 76543

254-768-0190

Robert Cavello

Concerning the Property at 4904 Sydney Harbour Court, Killeen, TX 76549

this notice as true and correct and have no	ed by Seller as of the date signed. The brokers have re to reason to believe it to be false or inaccurate. YOU OF YOUR CHOICE INSPECT THE PROPERTY.	
The undersigned Buyer acknowledges receipt of the	the foregoing notice.	
Signature of Buyer Da	ate Signature of Buyer	Date
Printed Name:	Printed Name	

(TXR-1406) 07-10-23

The Salas Team Ltd.

Initialed by: Buyer:

and Seller:

MM 04/21/24 7:57 PM CDT Page 7 of 7