

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.

exceed the minimum disclosures required by the code.														
CONCERNING THE PROPERTY AT 6407 Hercules Avenue, Killeen, TX 76542														
AS OF THE DATE S	SIG UY	NE ER	D M	BY 4Y '	SE WIS	LLE H T	R AND IS NOT A O OBTAIN. IT IS	4 5	SUE	3ST	THE CONDITION OF THE PRO ITUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY S	NS	C	R
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														
											'), No (N), or Unknown (U).) termine which items will & will not o	onv	ey.	
Item	Υ	N	U	П	lten	1		Υ	Ν	U	Item	Υ	N	l
Cable TV Wiring				_			Gas Lines				Pump: ☐ sump ☐ grinder			
Carbon Monoxide Det.				_			s Piping:				Rain Gutters			
Ceiling Fans							ron Pipe		Ē		Range/Stove			
Cooktop				_		opei					Roof/Attic Vents			Г
Dishwasher						_	ated Stainless				Sauna		_	=
2.5.111461101						_	ubing							
Disposal	П		П	_		Tub					Smoke Detector			
Emergency Escape Ladder(s)				_			n System				Smoke Detector – Hearing Impaired			
Exhaust Fans					Mici	owa	ave				Spa		П	┢
Fences	$\overline{\Box}$			_			· Grill				Trash Compactor			Ē
Fire Detection Equip.							ecking				TV Antenna	旹	片	
French Drain				_			ig System				Washer/Dryer Hookup		ᆸ	_
Gas Fixtures				_			ig System				Window Screens			
Liquid Propane Gas:					Pool Faviament		uinmont				Public Sewer System	님	믐	
-LP Community				_	Pool Equipment					Fublic Sewel System		<u> Ц</u>	╠	
Captive)				'	Pool Maint. Accessories									
-LP on Property				-	Doo	LUa	ater			$\overline{}$		-		-
-LP on Property	ייו	Ч	ш	L	P00	пе	alei	ш	ш	ш				<u> </u>
Item				Υ	N	U	Addition	al I	nfo	rma	ation			_
Central A/C														
Evaporative Coolers				number of units:										
Wall/Window AC Units			Ħ											
Attic Fan(s)				 										
Central Heat														
Other Heat			H											
Oven														
Fireplace & Chimney			H	 										
Carport			H											
Garage			Ħ			☐ attached ☐ not attached								
Garage Door Openers			H			number of units:	. u			number of remotes:				
Satellite Dish & Controls			H			□ owned □ leas	ed	fro						
					□ owned □ leas									
(TXR-1406) 07-10-23		lı	nitial	ed b	у: В	uyer			Selle	r: [Pa(ge 1	of 6	6
mb - Color more of Ital	0.	04.0	п.с		l m		CME 404 77'3			.40	0F4 7C0 0400			

destroying insects (WDI) Previous treatment for termites or WDI Located in Historic District Previous termite or WDI damage repaired Historic Property Designation **Previous Foundation Repairs Previous Fires** (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

Concerning the Property at 6407 Hercules Avenue, Killeen, TX 76542

Pre	evious	s Roof Repairs		ĪΕ	☐ Termite or WDI damage needing repair ☐ ☐				
Previous Other Structural Repairs					Single Blockable Main Drain in Pool/Hot 🔲 🖂				
Previous Use of Premises for Manufacture					Tub/Spa*				
of Methamphetamine									
lf t	he an	swer to any of the items in Section 3 is	yes,	ех	xplain (attach additional sheets if necessary):				
	* ^ = i=	igle blockable main drain may cause a suction e							
of	ction repai	4. Are you (Seller) aware of any item r, which has not been previously dis	, eq	ui _l se	ipment, or system in or on the Property that is in need ed in this notice? ☐ yes ☐ no If yes, explain (attach				
ch	eck w	5. Are you (Seller) aware of any of the wholly or partly as applicable. Mark N			owing conditions?* (Mark Yes (Y) if you are aware and if you are not aware.)				
<u>Y</u>		Present flood insurance coverage.							
		Previous flooding due to a failure or water from a reservoir.	brea	ach	h of a reservoir or a controlled or emergency release of				
		☐ Previous flooding due to a natural flood event.							
		Previous water penetration into a struc	ture	or	n the Property due to a natural flood.				
		Located □ wholly □ partly in a 100-y AO, AH, VE, or AR).	ear ·	flo	podplain (Special Flood Hazard Area-Zone A, V, A99, AE,				
		☐ 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 p	ool.						
		Located ☐ wholly ☐ partly in a reserve	oir.						
lf t	he an	swer to any of the above is yes, explain	(atta	acl	ch additional sheets as necessary):				
			зиує	er r	may consult Information About Flood Hazards (TXR 1414).				
	•	purposes of this notice:							
	which	is designated as Zone A, V, A99, AE, AO, AF	i, VE	, oi	entified on the flood insurance rate map as a special flood hazard area, or AR on the map; (B) has a one percent annual chance of flooding, y include a regulatory floodway, flood pool, or reservoir.				
	area,				dentified on the flood insurance rate map as a moderate flood hazard and (B) has a two-tenths of one percent annual chance of flooding,				
		d pool" means the area adjacent to a reservoir to ct to controlled inundation under the managemen			above the normal maximum operating level of the reservoir and that is e United States Army Corps of Engineers.				

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and Seller:

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"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.

provide	a 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance er, including the National Flood Insurance Program (NFIP)?* ☐ yes ☐ no If yes, explain (attach eal sheets as necessary):
Ever risk,	nes 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 ture(s).
Admini	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☐ no If yes, explain (attach additional as necessary):
	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) are not aware.)
<u>Y N</u>	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 \$\Property\$ voluntary Any unpaid fees or assessment for the Property? \$\Property\$ yes (\$ \$_) \$\Property\$ 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.
(TXR-140	06) 07-10-23 Initialed by: Buyer: and Seller: ZES , Page 4 of 7
The Sal	as Team Ltd. 2210 E. Central Texas Express way STE 104 Killeen, TX 76543 254-768-0190 Daniel Inguanzo

The Salas Team Ltd.

dotloop signature verification: dtlp.us/PD7Y-88C4-3W0p

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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.

EURL'E SCOTT	dotloop verified 08/17/23 6:09 PM CDT GNQ7-7DXF-T9RR-ZP0O		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: EARL B SCOTT		Printed Name:	

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 p	rovide service to the Property:	
Electric:	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:	phone #:	
Trash:	phone #:	
Natural Gas:	phone #:	
Phone Company:	phone #:	
Propane:	phone #:	
Internet:	phone #:	

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:

ZBS 08/17/23 6:09 PM CDT

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	ve no reaso	eller as of the date signed. The brokers haven to believe it to be false or inaccurate. IR CHOICE INSPECT THE PROPERTY.	
The undersigned Buyer acknowledges recei	pt of the fore	going notice.	
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name	

(TXR-1406) 07-10-23

The Salas Team Ltd.

Initialed by: Buyer:

and Seller: