

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

ONCERNING THE PROPERTY AT 3302 Mea	adow Oaks Drive, Temple, TX 76502				
	NY INSPECTIONS OR WARRANTIES THE PU	THE PROPERTY AS OF THE DATE SIGNED BY URCHASER MAY WISH TO OBTAIN. IT IS NOT A			
eller is is not occupying the Pro The Property has the items checked be	perty. If unoccupied, how long since Selle Llow [Write Yes (Y), No (N), or Unknown (U	er has occupied the Property? <u>never</u> J)]:			
y Range	y Oven	Microwave			
y Dishwasher	n Trash Compactor	 Disposal			
y Washer/Dryer Hookups	y Window Screens	Rain Gutters			
n Security System	y Fire Detection Equipment	n Intercom System			
	y Smoke Detector				
_	n Smoke Detector-Hearing Impaired				
_	u Carbon Monoxide Alarm				
_	n Emergency Escape Ladder(s)				
n TV Antenna	u Cable TV Wiring	n Satellite Dish			
y Ceiling Fan(s)	n Attic Fan(s)	Exhaust Fan(s)			
y Central A/C	y Central Heating	n Wall/Window Air Conditioning			
y Plumbing System	n Septic System	y Public Sewer System			
y Patio/Decking	n Outdoor Grill	y Fences			
n Pool	n Sauna	n Spa n Hot Tub			
n Pool Equipment Fireplace(s) & Chimney n (Wood burning)	n_Pool Heater	Automatic Lawn Sprinkler System Fireplace(s) & Chimney			
		(Mock)			
y Natural Gas Lines	6 " (6 ")	Gas Fixtures			
	Community (Captive) nLP on Prope				
	on Pipe <u>u</u> Corrugated Stainless Stee				
Garage: y Attached	Not Attached n Carp	ort			
Garage Door Opener(s):yElect	-				
Water Heater: <u>y</u> Gas	<u>n</u> _Electric				
Water Supply: <u>y</u> City	nWell	nMUDnCo-op			
Roof Type: composition	Age: _{1 y}	rear (approx.)			
	bove items that are not in working condit Unknown. If yes, then describe. (Attach ad	tion, that have known defects, or that are in dditional sheets if necessary):			

	operty at 3302 Me	adow Oaks Drive, Ter	nple, TX 76502 Page 2			
766, Health and Safety Code?* Yes (Attach additional sheets if necessary):			ne smoke detector requirements of Chapte to this question is no or unknown, explai			
Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detector 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 the installation. The parties may agree who will be the cost of installing the smoke detectors and which brand of smoke detectors to install.						
if you are not aware.	Cailin	any of the following	? Write Yes (Y) if you are aware, write No (N $_{ m n}$ Floors			
						
n Roof	n Doors	on/Clab(s)	nWindows n/a Sidewalks			
Walls/Fonces	nFoundatio					
	n Electrical S		Linktin a Finture			
n Other Structural Components (Desc		bystems	n Lighting Fixtures			
If the answer to any of the above is yes, ex	ssary):					
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.						
Active Termites (includes wood dee	troving insects)	» Previous Str	ructural or Roof Repair			
Active Termites (includes wood des			uctural or Roof Repair or Toxic Waste			
Active Termites (includes wood des		n Hazardous o	or Toxic Waste			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage		n Hazardous Co	or Toxic Waste			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage Previous Termite Treatment		n Hazardous Con Market	or Toxic Waste			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage y Previous Termite Treatment	ding Repair	n Hazardous Con Asbestos Con Urea-formal	or Toxic Waste omponents dehyde Insulation			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage y Previous Termite Treatment n Improper Drainage	ling Repair	n Hazardous of n Asbestos Con Urea-formal n Radon Gas	or Toxic Waste omponents Idehyde Insulation Paint			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage y Previous Termite Treatment n Improper Drainage n Water Damage Not Due to a Flood	ling Repair Event ault Lines	n Asbestos Con Urea-formal Radon Gas	or Toxic Waste Omponents Idehyde Insulation Paint Viring			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage y Previous Termite Treatment n Improper Drainage n Water Damage Not Due to a Flood n Landfill, Settling, Soil Movement, Fa	ling Repair Event ault Lines	n Asbestos Co n Urea-formal n Radon Gas n Lead Based n Aluminum V	or Toxic Waste Omponents Idehyde Insulation Paint Wiring es			
n Active Termites (includes wood des n Termite or Wood Rot Damage Need n Previous Termite Damage y Previous Termite Treatment n Improper Drainage n Water Damage Not Due to a Flood n Landfill, Settling, Soil Movement, Fa	ling Repair Event ault Lines	n Hazardous of n Asbestos Communication National	or Toxic Waste components Idehyde Insulation Paint Wiring es asements Structure or Pits e of Premises for Manufacture of			
n	ling Repair Event ault Lines /Hot Tub/Spa*	n Hazardous of n Asbestos Compured Formal National Nation	or Toxic Waste components Idehyde Insulation Paint Wiring es asements Structure or Pits e of Premises for Manufacture of etamine			
n	ling Repair Event ault Lines /Hot Tub/Spa*	n Hazardous of n Asbestos Compured Formal National Nation	or Toxic Waste components Idehyde Insulation Paint Wiring es asements Structure or Pits e of Premises for Manufacture of etamine			
n	ling Repair Event ault Lines /Hot Tub/Spa*	n Hazardous of n Asbestos Compured Formal National Nation	or Toxic Waste components Idehyde Insulation Paint Wiring es asements Structure or Pits e of Premises for Manufacture of etamine			

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	Seller's Disclosure Notice Concerning the Property at 3302 Meadow Oaks Drive, Temple, TX 76502 Page 3						
	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware). If yes, explain (attach additional sheets if necessary).						
	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.						
	nPresent flood insurance coverage						
	$^{\rm n}$ 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						
	Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.						
	Located Month wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or A						
_	Located \square wholly \square partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))						
_	Located wholly partly in a floodway						
	Located wholly nartly in a flood pool						
_	n Located wholly partly in a reservoir						
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):						
	¥F						
	*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 of 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.						
	Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National						
	Flood Insurance Program (NFIP)?* Tyes 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).						
	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the						
	property? Tyes No. If yes, explain (attach additional sheets as necessary):						

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9.	(Street Address and City)	J				
	Room additions, structural modifications, or other alterations or repairs made without necessary permits or compliance with building codes in effect at that time.	r not in				
	n Homeowners' Association or maintenance fees or assessments.					
	Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided $\underline{\mathbf{n}}$ with others.	d intere	est			
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of n Property.	the				
	Any lawsuits directly or indirectly affecting the Property.					
	n Any condition on the Property which materially affects the physical health or safety of an individual.					
	Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a pulnus supply as an auxiliary water source.	blic wa	ter			
	$\underline{\underline{n}}$ Any portion of the property that is located in a groundwater conservation district or a subsidence district.					
	If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):					
10	. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet	of the	maan			
10.	high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Pr (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune prote maybe required for repairs or improvements. Contact the local government with ordinance authority over	otection ection p	on Act permit			
 adjacent to public beaches for more information. 11. This property may be located near a military installation and may be affected by high noise or air installation co zones or other operations. Information relating to high noise and compatible use zones is available in the modern linear lateral lat						
Si	WNDOC HOLDINGS LLC / Barry Kosoris dotloop verified 08/15/24 11:35 AM CDT UAZA-81F5-QN2H-OXWJ		'			
Jigi	nature of Seller Signature of Seller	Dat	.e			
Th	e undersigned purchaser hereby acknowledges receipt of the foregoing notice.					
ગુ	nature of Furchaser Signature of Furchaser	Dat	ic .			



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-0. This form replaces OP-H.