



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT 11634 St. Hwy 75 North Centerville, Tx 75833
(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 OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- | | | |
|---|--|---|
| <u>Y</u> Range | <u>Y</u> Oven | <u>Y</u> Microwave |
| <u>Y</u> Dishwasher | <u>N</u> Trash Compactor | <u>Y</u> Disposal |
| <u>Y</u> Washer/Dryer Hookups | <u>Y</u> Window Screens | <u>Y</u> Rain Gutters |
| <u>Y</u> Security System | <u>Y</u> Fire Detection Equipment | <u>N</u> Intercom System |
| | <u>Y</u> Smoke Detector | |
| | <u>N</u> Smoke Detector-Hearing Impaired | |
| | <u>Y</u> Carbon Monoxide Alarm | |
| | <u>N</u> Emergency Escape Ladder(s) | |
| <u>N</u> TV Antenna | <u>Y</u> Cable TV Wiring | <u>Y</u> Satellite Dish |
| <u>Y</u> Ceiling Fan(s) | <u>N</u> Attic Fan(s) | <u>Y</u> Exhaust Fan(s) |
| <u>Y</u> Central A/C | <u>Y</u> Central Heating | <u>N</u> Wall/Window Air Conditioning |
| <u>Y</u> Plumbing System | <u>Y</u> Septic System | <u>N</u> Public Sewer System |
| <u>Y</u> Patio/Decking | <u>N</u> Outdoor Grill | <u>N</u> Fences |
| <u>N</u> Pool | <u>N</u> Sauna | <u>N</u> Spa <u>N</u> Hot Tub |
| <u>N</u> Pool Equipment | <u>N</u> Pool Heater | <u>N</u> Automatic Lawn Sprinkler System |
| <u>Y</u> Fireplace(s) & Chimney
(Wood burning) | | <u>N</u> Fireplace(s) & Chimney
(Mock) |
| <u>N</u> Natural Gas Lines | | <u>N</u> Gas Fixtures |
| <u>N</u> Liquid Propane Gas | <u>N</u> LP Community (Captive) | <u>N</u> LP on Property |
| Garage: <u>N</u> Attached | <u>2</u> Not Attached | <u>N</u> Carport |
| Garage Door Opener(s): | <u>N</u> Electronic | <u>N</u> Control(s) |
| Water Heater: | <u>N</u> Gas | <u>Y</u> Electric |
| Water Supply: <u>N</u> City | <u>Y</u> Well <u>N</u> MUD | <u>N</u> Co-op |
| Roof Type: <u>Shingles</u> | Age: <u>1.5 yrs</u> | (approx.) |

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? Yes No Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. 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.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>N</u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Subsurface Structure or Pits
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

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



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 1634 Hwy 75N Centerville TX 75833

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

- (1) Type of Treatment System: [] Septic Tank [x] Aerobic Treatment [] Unknown
(2) Type of Distribution System: 3 Sprinklers [] Unknown
(3) Approximate Location of Drain Field or Distribution System: SE of home [] Unknown
(4) Installer: All About Construction Conroe, TX [] Unknown
(5) Approximate Age: 1.5 years [] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [x] Yes [] No If yes, name of maintenance contractor: All About Construction Phone: 936-672-2140 contract expiration date: August 6 2017
(2) Approximate date any tanks were last pumped? February 2017
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [x] No
(4) Does Seller have manufacturer or warranty information available for review? [] Yes [x] 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.

CIRCLE T REALTY
Property Data Sheet

Owner Name: Jake & Amber W. Halebert 833
Property Address: 1634 Hwy 75N Centerville TN 37033 Lot # 20.00
Price: 427,500.00 Financing/Owner Terms: Cash/owner loan

MINERALS: Seller agrees to convey 0 % of the oil and gas minerals.
Seller agrees to convey all owned % of other minerals.

Subject property is { } is not { } presently under an oil and gas lease or it is unknown { } if there is an oil & gas lease.
Subject property is { } is not { } presently under a coal & lignite lease or it is unknown { } if there is a coal & lignite lease.

ACCESS: Subject property has ingress and egress via:
 Public Road Hwy 75
 Deeded Easement _____

SURVEY: { } New Survey Required
 Seller shall furnish to Buyer, existing survey and plat of the property dated: Feb 7, 2016

WATER: { } Seller agrees to convey ownership to the water meter with account in good standing. Water furnished by _____
 All transfer fees will be paid by the buyer.
 Water Well _____ known depth
 Private Well _____ Undivided interest _____

LAND: { } Pasture _____ %
 Wooded Mills Creek Hardwoods %
 Creeks _____ Lakes _____
Soil Type SANDY LOAM
Present Use: Residential { } Ranching Recreational/Hunting

FENCING: Perimeter Fenced _____ Cross Fencing _____ Barbed Wire _____

IMPROVEMENTS: Home { } Mobile Home { } Cabin { } Storage
** DO OWNERS HAVE TITLE TO MOBILE HOMES? YES _____ NO
** IS MOBILE HOME ATTACHED TO PROPERTY? YES _____ NO

Approx. Heated/Cooled square footage: 2312
Approx. Year Built: 2015
Total Rooms: 7 Total Bedrooms 5 Total Baths 3

Central A/C Central Heat Brick _____ Frame _____
Breakfast Dining Living _____ Utility Room _____
Pier & Beam _____ Slab _____ Fireplace _____ Water _____
Electricity _____ Telephone Gas _____ Septic _____
Garage _____ Carport _____ Shed _____ Barn 40x40' Metal Barn
City Utilities: _____ Other: _____

SCHOOL DISTRICT: CISD

TAXES: County 486.17 School 1067.61 City 105.88

TOTAL TAXES: 1659.66 (Annually)

EXEMPTIONS: Ag _____ Homestead Over 65 _____ Other Wildlife

UTILITIES: Gas N/A Electric ~\$300/month Water N/A

Electric provided by Houston County Electric Acct # 8160

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable. It is believed to be correct, but no responsibility is assumed therefore; and no warranty or presentation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.