

## ***Property Disclosure / Defects***

Roof needs to be replaced;

Previous leaks around the sunroom skylights have seeped through the ceilings;

Downstairs bathroom in master bedroom needs to be 100% replace/remodeled;

Downstairs bathroom had a sink water leak and was turned off;

Downstairs front living area has pet urine stains in one corner on oak wood floors;

Upstairs bath has occasional plumbing backup;

Upstairs bathroom needs to be replaced/remodeled;

The sheetrock in one of the upstairs bedrooms needs to be repaired;

The front yard sprinkler system has a leak in one of the sprinkler heads;

One of the garage doors does not work electrically;

There are no garage door openers;

The backyard has a drainage issue discovered during the last heavy rain, water came into the utility area and garage;

The smaller air conditioning unit in the sunroom of this house is out and needs to be replaced;

The larger current air conditioner is working and had the motor and new coils replaced three years ago;



AUSTIN BOARD OF REALTORS®
SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY.

CONCERNING THE PROPERTY AT 2810 Rollingwood Dr Rollingwood (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.

Seller is [X] is not occupying the Property.
If unoccupied, how long since Seller has occupied the Property? (approximate date)
Seller is [X] is not knowledgeable of the current condition of the Property.
The Property is [X] is not currently leased and [ ] has [ ] has not been leased in the last two (2) years.
If leased, how long?
During the last year the Property [ ] has [X] has not been vacant.
If yes, how long was the Property vacant?

1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION):
NOTE: This notice does not establish which items will or will not be conveyed.
The terms of the Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Table with 4 columns: Exists, Item, Working Condition, Additional Information. Rows include Bathroom Heater, Cable TV Wiring, Carport, Carbon Monoxide Detector, Central Air Conditioning, Central Heating, Central Vacuum, Chimney, Cook Top/Stove, Deck, Dishwasher, Disposal, Dryer, Dryer Hookups, Emergency Escape Ladder(s), Evaporative Cooler, Fans.

Initialed for Identification by Seller [N], [OR] and Buyer

Seller's Disclosure Notice Concerning Property At:

Exists	Item	Working Condition			Additional Information
<del>Y</del>	Fencing	<del>Y</del>	N	U	Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Type:
<del>Y</del>	Fire Alarm/Detector	<del>Y</del>	N	U	#
<del>Y</del>	Fireplace	<del>Y</del>	N	U	#
<del>Y</del>	Fireplace Logs	<del>Y</del>	N	U	#
<del>Y</del>	French Drain	<del>Y</del>	N	U	
<del>Y</del>	Garage	<del>Y</del>	N	U	Attached: <input checked="" type="checkbox"/> [Y] [N] # Spaces <u>2</u>
<del>Y</del>	Garage Door Opener	<del>Y</del>	N	U	#
<del>Y</del>	Garage Remote Control(s)	<del>Y</del>	<del>N</del>	U	#
<del>Y</del>	Gas Lighting Fixtures	<del>Y</del>	N	U	#
<del>Y</del>	Gas Lines	<del>Y</del>	N	U	[NAT] [LP]
<del>Y</del>	Gazebo	<del>Y</del>	N	U	
<del>Y</del>	Grinder Pump	<del>Y</del>	N	U	
<del>Y</del>	Ice Machine	<del>Y</del>	N	U	
<del>Y</del>	Intercom System	<del>Y</del>	N	U	
<del>Y</del>	Lawn Sprinkler System	<del>Y</del>	N	U	Full <input type="checkbox"/> Partial <input checked="" type="checkbox"/> Automatic <input type="checkbox"/> Manual <input type="checkbox"/> <i>front yard only</i>
<del>Y</del>	Liquid Propane Gas	<del>Y</del>	N	U	LP Community (Captive) <input type="checkbox"/> LP on Property <input type="checkbox"/>
<del>Y</del>	Microwave	<del>Y</del>	N	U	
<del>Y</del>	Mock Fireplace	<del>Y</del>	N	U	With Chimney <input type="checkbox"/> Without Chimney <input type="checkbox"/>
<del>Y</del>	Outdoor Grill	<del>Y</del>	N	U	[NAT] [LP] [E]
<del>Y</del>	Oven	<del>Y</del>	N	U	[E] [G]
<del>Y</del>	Patio	<del>Y</del>	N	U	Covered <input type="checkbox"/> Uncovered <input checked="" type="checkbox"/>
<del>Y</del>	Plumbing System	<del>Y</del>	N	U	
<del>Y</del>	Pool	<del>Y</del>	N	U	Inground <input type="checkbox"/> Above Ground <input type="checkbox"/> Other <input type="checkbox"/>
<del>Y</del>	Pool Accessories	<del>Y</del>	N	U	
<del>Y</del>	Pool Heater	<del>Y</del>	N	U	
<del>Y</del>	Pool Maintenance Equip.	<del>Y</del>	N	U	
<del>Y</del>	Portable Storage Buildings	<del>Y</del>	N	U	#
<del>Y</del>	Public Sewer System	<del>Y</del>	N	U	
<del>Y</del>	Rain Gutters	<del>Y</del>	N	U	Full <input type="checkbox"/> Partial <input type="checkbox"/>
<del>Y</del>	Range	<del>Y</del>	N	U	[E] [G]
<del>Y</del>	Refrigerator	<del>Y</del>	N	U	#
<del>Y</del>	Roof Attic Vents	<del>Y</del>	N	U	
<del>Y</del>	Satellite Dish System	<del>Y</del>	N	U	Owned <input type="checkbox"/> Leased <input type="checkbox"/>
<del>Y</del>	Sauna	<del>Y</del>	N	U	#
<del>Y</del>	Security System	<del>Y</del>	N	U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease \$
<del>Y</del>	Septic System/Tank	<del>Y</del>	N	U	Date Last Pumped:
<del>Y</del>	Smoke Detector(s)	<del>Y</del>	N	U	# Hearing Impaired [Y] [N]
<del>Y</del>	Solar Panels	<del>Y</del>	N	U	Owned <input type="checkbox"/> Leased <input type="checkbox"/>
<del>Y</del>	Spa/Hot Tub	<del>Y</del>	N	U	#
<del>Y</del>	Spa Heater	<del>Y</del>	N	U	# [E] [G] [Solar]
<del>Y</del>	Space Heater	<del>Y</del>	N	U	# [E] [G]
<del>Y</del>	Speakers	<del>Y</del>	N	U	
<del>Y</del>	Specialty Wiring	<del>Y</del>	N	U	Audio <input type="checkbox"/> Data <input type="checkbox"/> Speakers <input type="checkbox"/> Visual <input type="checkbox"/>
<del>Y</del>	Sump Pump	<del>Y</del>	N	U	#
<del>Y</del>	Trash Compactor	<del>Y</del>	N	U	#
<del>Y</del>	TV Antenna	<del>Y</del>	N	U	#
<del>Y</del>	Wall/Window A/C	<del>Y</del>	N	U	#
<del>Y</del>	Washer	<del>Y</del>	N	U	
<del>Y</del>	Washer Hookups	<del>Y</del>	N	U	
<del>Y</del>	Water Heater	<del>Y</del>	N	U	# [E] [G] [Solar]
<del>Y</del>	Water Softener	<del>Y</del>	N	U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease/Service Chg \$
<del>Y</del>	Window Screens	<del>Y</del>	N	U	# Type:
	Other:	<del>Y</del>	N	U	
	Other:	<del>Y</del>	N	U	

Initialed for Identification by Seller OR and Buyer A

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary. \_\_\_\_\_

The seller excludes the following items from the sale: \_\_\_\_\_

**2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):**

WATER Supply: \_\_\_\_\_ Ph: \_\_\_\_\_  
 City     Well     Private     MUD  
 WCID     Co-Op     Other \_\_\_\_\_

GAS Supply: \_\_\_\_\_ Ph: \_\_\_\_\_  
 Utility     Tank     Bottle     Co-Op  
 Tank/Bottle Mo. Lease \$ \_\_\_\_\_

WASTEWATER: \_\_\_\_\_ Ph: \_\_\_\_\_  
 City     Co-Op     MUD     Other  
 Septic

HOA/CONDO ASSOC: \_\_\_\_\_  
 Mandatory     Voluntary  
 Association Fee \$ \_\_\_\_\_ per \_\_\_\_\_  
 HOA's Administrative Transfer Fee of \$ \_\_\_\_\_  
 (Fee(s) above shall include all costs of transfer of ownership)  
 Manager's Name: \_\_\_\_\_  
 Manager's Telephone: \_\_\_\_\_

ELECTRICITY: Austin Ph: \_\_\_\_\_  
 CABLE TV: AT&T Ph: \_\_\_\_\_  
 SOLID WASTE PROVIDER: Austin \_\_\_\_\_

**3. PROPERTY DEFECTS/MALFUNCTIONS:**

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/Malfunction		Exists	Item	Defect/Malfunction	
<u>N</u>	Basement	Y	N	<u>Y</u>	Potable Drinking Water	Y	N
<u>Y</u>	Ceilings	Y	N	<u>N</u>	Retaining Wall(s)	Y	N
<u>Y</u>	Driveway(s)	Y	N	<u>Y</u>	Roof	<u>Y</u>	N
<u>Y</u>	Electrical System(s)	Y	N		Overlay Shingles: <u>[Y]X [N]</u>		
<u>Y</u>	Exterior Doors	Y	<u>N</u>		Roof Approximate Age: <u>18</u> Yrs		
<u>N</u>	Exterior Walls	Y	N		Roof Type: <u>Shingle</u>		
<u>Y</u>	Floors	<u>Y</u>	N	<u>N</u>	Septic System: Type: _____	Y	N
<u>Y</u>	Foundation: Slab [ ] Pier & Beam [ ]	Y	<u>N</u>	<u>Y</u>	Sidewalks	Y	N
<u>Y</u>	Interior Doors	Y	N	<u>N</u>	Stucco	Y	N
<u>Y</u>	Interior Walls	Y	N		Conventional [ ] Synthetic [ ] Type: _____		
<u>Y</u>	Lighting Fixtures	Y	N	<u>Y</u>	Underground Electrical Lines	Y	N
<u>Y</u>	Outbuildings	Y	<u>N</u>	<u>Y</u>	Wastewater System	Y	N
<u>Y</u>	Plumbing	<u>Y</u>	N	<u>Y</u>	Windows	Y	N

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

see attached disclosure sheet on property defects/malfunctions sheet

Describe any other Property Defects/Malfunctions:

see attached Property Defects/Malfunctions sheet

Initialed for Identification by Seller N, UZ and Buyer \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**4. CURRENT CONDITIONS OF THE PROPERTY:**

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	<input type="radio"/>	Fault Lines	Y	<input type="radio"/>
Wood-Destroying Insects	Y	<input type="radio"/>	Landfill	Y	<input type="radio"/>
Termite or Wood Rot Needing Repair	Y	<input type="radio"/>	Subsurface Structure(s)	Y	<input type="radio"/>
Termite Damage	Y	<input type="radio"/>	Pit(s)	Y	<input type="radio"/>
Termite Treatment	Y	<input type="radio"/>	Underground Spring(s)	Y	<input type="radio"/>
Water Penetration of Structure	<input checked="" type="radio"/>	<input type="radio"/>	Intermittent/Weather Spring(s)	Y	<input type="radio"/>
Structural or Roof Repair	<input checked="" type="radio"/>	<input type="radio"/>	Underground Storage Tank(s)	Y	<input type="radio"/>
Asbestos Components	Y	<input type="radio"/>	Endangered Species/Habitat on Property	Y	<input type="radio"/>
Urea Formaldehyde Insulation	Y	<input type="radio"/>	Hazardous or Toxic Waste	Y	<input type="radio"/>
Radon Gas	Y	<input type="radio"/>	Diseased Trees	Y	<input type="radio"/>
Lead-Based Paint or Lead-Based Paint Hazards	Y	<input type="radio"/>	Fence Lines Not Corresponding to Property Boundaries	Y	<input type="radio"/>
Aluminum Wiring	Y	<input type="radio"/>	Wetlands on Property	Y	<input type="radio"/>
Foundation Repair	Y	<input type="radio"/>	Unplatted Easement(s)	Y	<input type="radio"/>
Flooding of Land	Y	<input type="radio"/>	Underground Electrical Line(s)	Y	<input type="radio"/>
Improper Drainage or Ponding	<input checked="" type="radio"/>	<input type="radio"/>	Dampness in Crawl Spaces	Y	<input type="radio"/>
Located in 100-Year Flood Plain *If yes, attach TAR Form 1414	Y	<input type="radio"/>	Water Heater Leak(s)	Y	<input type="radio"/>
Located in Floodway *If yes, attach TAR Form 1414	Y*	<input type="radio"/>	HVAC System Leak(s) - Overflow Pan or Other Defect	Y	<input type="radio"/>
Present Flood Insurance Coverage *If yes, attach TAR Form 1414	Y	<input type="radio"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	<input type="radio"/>
Settling or Soil Movement	Y	<input type="radio"/>	Other Conditions	Y	<input type="radio"/>

If the answer to any of the above is Yes [Y], explain. Attach additional sheets During the most recent May 2019 rains, water seepage from the back yard into the utility room and garage.

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

**5. PREVIOUS CONDITIONS OF THE PROPERTY:**

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	<input type="radio"/>
Previous Flooding onto the Property	Y	<input type="radio"/>
Previous Fires	Y	<input type="radio"/>
Previous Foundation Repairs	Y	<input type="radio"/>
Previous Roof Repairs	<input checked="" type="radio"/>	<input type="radio"/>
Previous Treatment for Termites or Wood-Destroying Insects	Y	<input type="radio"/>
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	<input type="radio"/>
Previous Use of Premises for Manufacture of Methamphetamine	Y	<input type="radio"/>

Other Conditions: \_\_\_\_\_

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.  
After the most recent May 2019 rains, a heavy duty sealant was put on specific areas of the roof

**6. SYSTEMS IN NEED OF REPAIR:**

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

Initialed for Identification by Seller TJ, M and 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 2810 Rollingwood Dr, Rollingwood, TX 78746-5648**

**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.

eiler Landlord Carl D Reed	 Date 6/11/19	Tenant Buyer Date
Landlord Seller Cynthia N Reed	 Date 5/17/19	Tenant Buyer Date
Listing Broker/Agent or Property Manager	Date	Tenant Buyer Date
Other Broker/Agent	Date	Tenant Buyer Date

If Yes, explain. Attach additional sheets as necessary.

7. MISCELLANEOUS CONDITIONS:

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]  Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building code at the time of construction?
- [Y]  Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y]  Are there any optional charges or user fees for "common area" facilities? If yes, describe: \_\_\_\_\_
- [Y]  Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y]  Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y]  Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y]  Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the Property?
- [Y]  Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, easements, (recorded or unrecorded), or similar matters that may affect your interest in the Property?
- [Y]  Landfill - compacted or otherwise - on the Property or any portion thereof?
- [Y]  Any settling from any cause or slippage, sliding or other soil problems?
- [Y]  Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y]  Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y]  Any future annexation plans which affect the Property?
- [Y]  Within the previous 12 months, has there been an equity loan on the Property? If Yes, date \_\_\_\_\_
- [Y]  Any pending flood plain changes known?
- [Y]  Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y]  Previous FEMA claim paid?
- [Y]  Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [N] Was the dwelling built before 1978? Unknown [ ]
- [Y]  Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y]  Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y]  Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y]  Any rainwater harvesting system connected to the property's public water supply?
- [Y]  Any portion of the property that is located in a groundwater conservation district or subsidence district?
- [Y]  Any other item(s) of concern?

Initialed for Identification by Seller \_\_\_\_\_



and Buyer \_\_\_\_\_



Seller's Disclosure Notice Concerning Property At:

2810 Rollingwood Dr  
Rollingwood, TX 78746-5648

Are you (SELLER) aware of major repairs or improvements made by previous owners?

Yes  No

If Yes to either, please explain. (Attach additional sheet(s) as necessary.)

12. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property?  Yes  No

If there was a monetary settlement, were the funds used to make the repair?  Yes  No

13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

SELLER has not received any notices from any governmental agency or private company of pending condemnation on any portion of the Property, except:

14. ADDITIONAL DISCLOSURE FORMS ATTACHED:  Yes  No

Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)

Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)

Energy Audit

Information About On-Site Sewer Facility (TAR 1407)

§49.452 Notice to Purchase (TRC OP-C)  Yes  No

Information About Special Flood Hazard Areas (TAR 1414)

Relocation Addendum (TAR 1941)

Other

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Seller's Signature

Carl D Reed

Printed Name

Date

Seller's Signature

Cynthia N Reed

Printed Name

Date

Initialed for Identification by Buyer

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2810 Rollingwood

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

Homestead  Over 65  Disabled  Disabled Veteran  Wildlife Management  
 Agricultural  Unknown  None  Other

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District?  Yes  No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing?  Yes  No If so, which Appraisal District? \_\_\_\_\_  
Is property located in a Statutory Tax District?  Yes  No

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years?  Yes  No

Chapter 6-7 of the Austin City Code requires an energy audit be completed for certain properties before the time of sale. Has an energy audit been completed on the Property within the last 10 years?  Yes  No N/A

If Yes to either of these questions, list the information below and attach copies of the reports.

<u>Date of Inspection</u>	<u>Name of Document</u>	<u>Author of Report</u>	<u>Number of Pages</u>
_____	_____	_____	_____
_____	_____	_____	_____

Is a previous Seller's Disclosure available?  Yes  No If so, please attach.

Is a current Survey available?  Yes  No If so, please attach. Date of Current Survey: \_\_\_\_\_

If yes, attach survey with notarized T-47 Affidavit.

10. SMOKE DETECTORS:

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

11. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property?  Yes  No

Initialed for Identification by Seller \_\_\_\_\_ and Buyer \_\_\_\_\_



# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client, and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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8/15/19

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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