



AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE

SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS. USE OF THIS FORM BY PERSONS WHO ARE NOT PARTICIPANTS OF THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE IS NOT AUTHORIZED.

NOTE: EFFECTIVE JANUARY 1, 1994, 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. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE.

CONCERNING THE PROPERTY AT 13341 Tamao Drive
(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, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____
Seller ☐ is not knowledgeable of the current condition of the Property.

1. FEATURES AND EQUIPMENT TO REMAIN: (Mark all appropriate items TO REMAIN and their working condition)

☒ DISHWASHER	☒ (Y) (N) (U)	☐ POOL	☐ (Y) (N) (U)
☐ DRYER (E) (G) (110V) (220V)	☐ (Y) (N) (U)	☐ POOL ACCESSORIES/EQUIPMENT	☐ (Y) (N) (U)
☒ DRYER HOOKUPS (110V) (220V) (G)	☐ (Y) (N) (U)	☐ POOL HEATER (E) (G) (SOLAR)	☐ (Y) (N) (U)
☐ GARBAGE DISPOSAL	☐ (Y) (N) (U)	☐ SPA/HOT TUB	☐ (Y) (N) (U)
☐ MICROWAVE	☐ (Y) (N) (U)	☐ SPA HEATER (E) (G) (SOLAR)	☐ (Y) (N) (U)
☒ OVEN (E) (G)	☐ (Y) (N) (U)	☒ CABLE TV WIRING	☐ (Y) (N) (U)
☒ RANGE (E) (G)	☐ (Y) (N) (U)	☐ INTERCOM SYSTEM	☐ (Y) (N) (U)
☐ REFRIGERATOR(S) # _____	☐ (Y) (N) (U)	☐ SATELLITE DISH SYSTEM	☐ (Y) (N) (U)
☐ TRASH COMPACTOR	☐ (Y) (N) (U)	☐ OWNED ☐ LEASED	
☐ WASHER	☐ (Y) (N) (U)	☐ MO LEASE \$ _____ MO SVC CHG \$ _____	
☒ WASHER HOOKUPS (110V) (220V)	☐ (Y) (N) (U)	☐ SPECIALTY WIRING _____	☐ (Y) (N) (U)
☒ WATER HEATER # _____ (E) (G) (SOLAR)	☐ (Y) (N) (U)	☐ TV ANTENNA	☐ (Y) (N) (U)
☐ WATER SOFTENER ☐ OWNED ☐ LEASED	☐ (Y) (N) (U)	☐ AUTOMATIC LAWN SPRINKLER SYSTEM	☐ (Y) (N) (U)
☐ MO LEASE \$ _____ MO SVC CHG \$ _____	☐ (Y) (N) (U)	☐ CARPORT: ATTACHED (Y) (N)	☐ (Y) (N) (U)
☐ SAUNA	☐ (Y) (N) (U)	☐ # SPACES _____	
☒ FIREPLACE ☐ WOOD ☒ GAS # _____	☐ (Y) (N) (U)	☒ FENCES/FENCE WALLS	☐ (Y) (N) (U)
☒ FIREPLACE LOGS/ARTIFICIAL # _____	☐ (Y) (N) (U)	☐ FRENCH DRAIN	☐ (Y) (N) (U)
☒ GAS FIRE STARTER # _____	☐ (Y) (N) (U)	☒ GARAGE: ATTACHED (Y) (N)	☐ (Y) (N) (U)
☐ MOCK FIREPLACE WITH CHIMNEY # _____	☐ (Y) (N) (U)	☐ # SPACES _____	
☐ ATTIC FAN(S) # _____	☐ (Y) (N) (U)	☒ GARAGE DOOR OPENER # _____ (E)	☐ (Y) (N) (U)
☐ BATHROOM HEATER # _____ (E) (G)	☐ (Y) (N) (U)	☐ GARAGE REMOTE CONTROL # _____	☐ (Y) (N) (U)
☒ CEILING FAN(S) # _____	☐ (Y) (N) (U)	☐ GAZEBO	☐ (Y) (N) (U)
☒ CENTRAL A/C # _____ (E) (G)	☐ (Y) (N) (U)	☐ MAILBOX	☐ (Y) (N) (U)
☒ CENTRAL HEAT # _____ (E) (G) (HP)	☐ (Y) (N) (U)	☐ OUTDOOR GRILL	☐ (Y) (N) (U)
☐ EVAPORATIVE COOLER # _____	☐ (Y) (N) (U)	☒ PATIO/DECKING	☐ (Y) (N) (U)
☐ EXHAUST FANS # _____ (E)	☐ (Y) (N) (U)	☒ PLUMBING SYSTEM	☐ (Y) (N) (U)
☐ GAS FIXTURES	☐ (Y) (N) (U)	☒ PUBLIC SEWER SYSTEM	☐ (Y) (N) (U)
☐ GAS LINES (NAT/LP)	☐ (Y) (N) (U)	☐ SEPTIC SYSTEM/TANK	☐ (Y) (N) (U)
☐ SPACE HEATER # _____ (E) (G)	☐ (Y) (N) (U)	☐ DATE PUMPED _____	
☐ WALL WINDOW A/C # _____	☐ (Y) (N) (U)	☐ PORTABLE STORAGE BLDG(S) # _____	☐ (Y) (N) (U)
☐ CARBON MONOXIDE DETECTOR	☐ (Y) (N) (U)	☐ RAIN GUTTERS	☐ (Y) (N) (U)
☒ SMOKE DETECTORS # _____	☐ (Y) (N) (U)	☐ SUMP PUMP	☐ (Y) (N) (U)
☒ SECURITY SYSTEM ☒ OWNED ☐ LEASED	☐ (Y) (N) (U)	☒ WINDOW SCREENS	☐ (Y) (N) (U)
☐ MO LEASE \$ _____ MO SVC CHG \$ _____	☐ (Y) (N) (U)		
☒ FIRE ALARMS/DETECTOR(S) # _____	☐ (Y) (N) (U)	☐ OTHER _____	

Explain all No (N) or Unknown (U) answers: _____

The following Property is to be excluded from the sale: Window Treatments in MBR and 2 BR, Washer and Dryer, Refrigerator in Kitchen, Refrigerator in Garage

Seller's Disclosure Notice concerning:

13341 Tamayo Drive
(Property Address)

2. SERVICES TO THIS PROPERTY PROVIDED BY: (Fill in names of suppliers)

WATER supply: North Austin MUD#1
☐ CITY ☐ WELL ☐ PRIVATE ☒ MUD
☐ WCID ☐ COOP ☐ OTHER
 WASTEWATER: North Austin MUD#1
☐ CITY ☐ COOP ☒ MUD ☐ OTHER
☐ SEPTIC ☐ TAP 1407 (Information About On-Site Sewer Facility)
 ELECTRICITY: City of Austin
 CABLE TV: Time Warner Cable
 SOLID WASTE PROVIDER: North Austin MUD#1

GAS supply: Texas Gas Service
☒ UTILITY ☐ TANK ☐ BOTTLE ☐ COOP
 TANK/BOTTLE MO. LEASE \$
 HOMEOWNER'S ASSOC:
 MONTHLY HOMEOWNER'S FEE: \$
 MANAGER'S NAME:
 TELEPHONE:
 HOA Transfer Fee \$
 HOA Transfer Fee Paid by ☐ Seller ☐ Buyer ☐ Negotiable
☐ SELLER TO OBTAIN HOA INFORMATION

3. ARE YOU (SELLER) AWARE OF ANY KNOWN DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING? (Mark Yes [Y] if you are aware, mark No [N] if you are not aware.)

BASEMENT	[Y] [N]	FIREPLACE(S)	[Y] [N]	ROOF:	[Y] [N]
CEILINGS	[Y] [N]	FLOORS	[Y] [N]	ROOF APPROX AGE <u>12 yrs</u>	[Y] [N]
DOORS	[Y] [N]	FOUNDATION/SLAB(S)	[Y] [N]	ROOF TYPE <u>Composite Shingle</u>	[Y] [N]
DRIVEWAY(S)	[Y] [N]	INTERIOR WALLS	[Y] [N]	SIDEWALKS	[Y] [N]
ELECTRICAL SYSTEM(S)	[Y] [N]	LIGHTING FIXTURES	[Y] [N]	SWIMMING POOL	[Y] [N]
EXTERIOR WALLS	[Y] [N]	PLUMBING/SEWER/SEPTIC	[Y] [N]	WINDOWS	[Y] [N]

OTHER STRUCTURAL COMPONENTS (DESCRIBE):

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

4. 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] [N]	PREVIOUS FLOODING OF LAND	[Y] [N]
WOOD DESTROYING INSECTS	[Y] [N]	IMPROPER DRAINAGE	[Y] [N]
TERMITE OR WOOD ROT NEEDING REPAIR	[Y] [N]	LOCATED IN 100 YEAR FLOOD PLAIN	[Y] [N]
PREVIOUS TERMITE DAMAGE	[Y] [N]	PRESENT FLOOD INSURANCE COVERAGE	[Y] [N]
PREVIOUS TERMITE TREATMENT	[Y] [N]	SETTLING OR SOIL MOVEMENT	[Y] [N]
WATER PENETRATION OF BLDG	[Y] [N]	FAULTLINES OR LANDFILL	[Y] [N]
PREVIOUS STRUCTURAL OR ROOF REPAIR	[Y] [N]	SUBSURFACE STRUCTURE(S) / PIT(S)	[Y] [N]
ASBESTOS COMPONENTS	[Y] [N]	SPRING(S): UNDERGROUND	[Y] [N]
UREA FORMALDEHYDE INSULATION	[Y] [N]	SPRING(S): INTERMITTENT/WEATHER	[Y] [N]
RADON GAS	[Y] [N]	UNDERGROUND STORAGE TANKS	[Y] [N]
LEAD BASED PAINT	[Y] [N]	ENDANGERED SPECIES/HABITAT ON PROPERTY	[Y] [N]
ALUMINUM WIRING	[Y] [N]	HAZARDOUS OR TOXIC WASTE	[Y] [N]
PREVIOUS FIRES	[Y] [N]	DISEASED TREES	[Y] [N]
FOUNDATION REPAIR	[Y] [N]	FENCE LINES NOT CORRESPONDING TO PROPERTY BOUNDARIES	[Y] [N]
PREVIOUS FLOODING OF BUILDING(S)	[Y] [N]	WETLANDS ON PROPERTY	[Y] [N]
		UNPLATTED BASEMENTS	[Y] [N]

OTHER

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

2002 - Roof patched due to shingles torn off during storm
1999 - Roof around chimney repaired

5. 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 (if you are aware) ☒ No (if you are not aware). If yes, explain (attach additional sheets as necessary).

Seller's Disclosure Notice concerning:

13341 Tamaayo Drive
(Property Address)

6. 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 or not in compliance with building code in effect at that time?
- (Y) ☒ Homeowners' Association or maintenance fees or assessments?
- (Y) ☒ Any "common area" facilities (such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?
- (Y) ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property?
- (Y) ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property?
- (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, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject Property?
- (Y) ☒ Any encroachments, easements or similar matters that may affect your interest in the subject Property?
- (Y) ☒ Land fill (compacted or otherwise) on the Property or any portion thereof?
- (Y) ☒ Any settling from any cause or slippage, sliding or other soil problems?
- (Y) ☒ Major damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- (Y) ☒ Any future highway, freeway, air traffic patterns which affects this real Property?
- (Y) ☒ Any future annexation plans which affect this real Property?
- (Y) ☒ Within the previous 12 months, has there been an equity loan on this Property? If Yes, date approximately 07/1/82
- (Y) ☒ Flood Insurance on Property?
- (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.
- (Y) ☒ 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) ☒ Other items of concern?

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

Home equity exists and will be paid in full at closing

7. CHECK ANY TAX EXEMPTION(S) WHICH YOU (SELLER) CURRENTLY CLAIM FOR THE PROPERTY:

- ☒ Homestead ☐ Disabled ☐ Agricultural
- ☐ Over 65 ☐ Disabled Veteran ☐ Unknown
- ☐ None ☐ Other _____

8. HAVE YOU (SELLER) RECEIVED ANY WRITTEN INSPECTION REPORTS FROM PERSONS WHO REGULARLY PROVIDE INSPECTIONS AND WHO ARE EITHER LICENSED AS INSPECTORS OR OTHERWISE PERMITTED BY LAW TO PERFORM INSPECTIONS? ☒ Yes ☐ No

If yes, attach copies and list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages
<u>* to be provided *</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.HAVE ANY CHANGES BEEN MADE THAT WOULD AFFECT THE SURVEY? ☐ Yes ☒ No9. 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. ARE YOU AWARE OF MAJOR REPAIRS OR IMPROVEMENTS MADE BY PREVIOUS OWNERS? ☐ Yes ☒ No. If yes to either, please explain.2001 - Replaced carpet, tile and lamoleum w/ tile in foyer, half bath, FR, Kitchen2000 - Replaced dishwasher 2001 - Replaced stove and range hood 2002 - Replaced garbage disposal2001 - 2004: New paint in various rooms 1999 - Exterior painted2001 - Leak in MBath shower repaired 2001 - All bathrooms reddecorated, removed wallpaper2002 - Installed storage closet under stairs 2001 - Custom blinds in FR, New back door

ACTRIS/SD 07/01

Initiated for identification by Seller MS and Buyer _____

Page 3 of 4

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13341 Tamayo Drive
(Property Address)

10. SELLER HAS NOT RECEIVED ANY NOTICES, EITHER ORAL OR WRITTEN, REGARDING THE NEED FOR REPAIR OR REPLACEMENT OF ANY PORTION OF THE PROPERTY FROM ANY GOVERNMENTAL AGENCY, APPRAISER, INSPECTOR, MORTGAGE LENDER, REPAIR SERVICE OR OTHERS, EXCEPT:

Michelle Angel
Seller's Signature_____
Seller's SignatureJuly 21, 2004
Date_____
Date

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS STATEMENT.

NOTICES TO BUYER

LISTING BROKER, Stanberry + Associates, AND OTHER BROKER _____, ADVISE YOU THAT SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED. THE LISTING AND OTHER BROKERS HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS MAY SEARCH, AT NO COST, TO DETERMINE IF REGISTERED SEX OFFENDERS ARE LOCATED IN CERTAIN ZIP CODE AREAS. TO SEARCH THE DATABASE, VISIT WWW.TXOPS.STATE.TX.US. FOR INFORMATION CONCERNING PAST CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE DEPARTMENT.

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE.

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

Buyer's Signature_____
Buyer's Signature_____
Date_____
Date

[NOTE: This form furnished by the AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE for the convenience of its Participants.]