



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.

CONCERNING THE PROPERTY AT 900 E HWY 90, Marathon, TX

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

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

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	X			Natural Gas Lines		X		Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	X		
Carbon Monoxide Det.		X		Fuel Gas Piping:		X		Rain Gutters		X	
Ceiling Fans	X			-Black Iron Pipe		X		Range/Stove		X	
Cooktop		X		-Copper		X		Roof/Attic Vents		X	
Dishwasher		X		-Corrugated Stainless Steel Tubing		X		Sauna		X	
Disposal		X		Hot Tub		X		Smoke Detector			
Emergency Escape Ladder(s)		X		Intercom System		X		Smoke Detector - Hearing Impaired			
Exhaust Fans		X		Microwave	X			Spa			
Fences		X		Outdoor Grill		X		Trash Compactor			
Fire Detection Equip.		X		Patio/Decking		X		TV Antenna			
French Drain		X		Plumbing System	X			Washer/Dryer Hookup			
Gas Fixtures	X			Pool		X		Window Screens			
Liquid Propane Gas:	X			Pool Equipment		X		Public Sewer System			
-LP Community (Captive)		X		Pool Maint. Accessories		X					
-LP on Property	X			Pool Heater		X					

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>one</u>
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units:
Other Heat		X		if yes describe:
Oven	X			number of ovens: <u>two</u> <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney		X		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from

Concerning the Property at _____

Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 20 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

Concerning the Property at _____

Previous Roof Repairs		
Previous Other Structural Repairs		
Previous Use of Premises for Manufacture of Methamphetamine		

Termite or WDI damage needing repair		
Single Blockable Main Drain in Pool/Hot Tub/Spa*		

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. 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 If yes, explain (attach additional sheets if necessary): Roof of building needs sided, also stairs for 2nd floor is deteriorated

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | | | |
|--------------------------|-------------------------------------|---|
| <u>Y</u> | <u>N</u> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Present flood insurance coverage. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir. |

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

"If Buyer is concerned about these matters, Buyer may consult information About Flood Hazards (TXR 1414).

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.

Concerning the Property at _____

"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.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes 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).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. 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 N

- 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 voluntary
 Any unpaid fees or assessment for the Property? yes (\$ _____) 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.

Concerning the Property at _____

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, 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 complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. 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.

Concerning the Property at _____

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.

Wesley Spears sept 7, 2024 Susan V Spears 9/7/24
Signature of Seller Date Signature of Seller Date

Printed Name: Wesley Spears

Printed Name: Susan V Spears

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 <https://publicsite.dps.texas.gov>. 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 provide service to the Property:

Electric: <u>JUST ENERGY</u>	phone #: <u>866 587-8674</u>
Sewer: <u>MWS</u>	phone #: <u>432 386-4229</u>
Water: <u>MWS</u>	phone #: <u>432 386-4229</u>
Cable: _____	phone #: _____
Trash: <u>Republic</u>	phone #: <u>432 837-1244</u>
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>WTG</u>	phone #: <u>432 386-4422</u>
Internet: _____	phone #: _____

ANNUAL UTILITY COSTS

PERSONS LIVING IN THE HOME | ADULTS 2 CHILDREN 0

THERMOSTAT SETTING | SUMMER 78 WINTER 71

MONTH	YEAR	ELECTRIC	GAS	WATER
JANUARY	2024	265.25	151.83	78
FEBRUARY	2024	323.63	151.83	78
MARCH	2024	240.02	151.83	85
APRIL	2024	315.84	151.83	95
MAY	2024	284.20	151.83	85
JUNE	2024	304.82	151.83	85
JULY	2024	199.86	151.83	78
AUGUST	2024	203.26	151.83	75
SEPTEMBER	2023	229.61	151.83	75
OCTOBER	2023	205.86	151.83	75
NOVEMBER	2023	182.55	151.83	75
DECEMBER	2023	243.35	151.83	75

UTILITY COMPANIES USED: Just Energy, WTB Fuels, Marathon
Water and Sewer

SELLER COMMENTS: _____

NOTE TO BUYERS: THIS INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES AND IS IN NO WAY A GUARANTEE.

This is the opportunity for you, the Seller, to tell the Buyer about things that have been added or updated to the house in the last few years. Please make any notations that a Buyer would not normally notice.

Please also list DATE of improvement and COST if known.

RECENT IMPROVEMENTS / UPDATES

GENERAL INTERIOR New Plumbing + Sewer was installed when Purchased	MECHANICAL Was new after I purchased
GENERAL EXTERIOR Many areas of exterior was up graded or replaced.	ROOF New after I Purchased
KITCHEN Reconfigured for Pizza Restaurant.	HEATING # OF UNITS <u>one</u>
APPLIANCES Furnace, Revamped Pizzaovens, Pizza prep table not working	AIR CONDITIONING # OF UNITS <u>one</u>
ELECTRICAL New service and wiring, New after purchase,	WATER HEATER # OF UNITS <u>one</u>
PLUMBING New when Purchased	POOL MAINTENANCE
LANDSCAPING cactus garden installed, new plants (cactillo plants, cactus plants, and other cactus	GARAGE / DOORS Just Rebuilt over head door in front
FLOORING	FIXTURES Installed Fake SKN light in entry,
SPRINKLER SYSTEM	WATER WELL
BATHROOMS Re done New fixtures	MISCELLANEOUS Added 3 AirB&B units on the property.

ADDITIONAL INFORMATION

PROPERTY SURVEY

ARE YOU PROVIDING A COPY OF AN EXISTING SURVEY OF THE PROPERTY?	<input checked="" type="checkbox"/> YES (please send with packet)
	<input type="checkbox"/> NO - Unable to locate a copy.
	<input type="checkbox"/> UNSURE - Will search for a copy.

Note: If you have an existing survey of the property - You will need to sign a T-27 Residential Real Property Affidavit. This affidavit MUST be signed in the presence of a Notary Public. We will provide you with a copy of this affidavit.

PREVIOUS APPRAISAL REPORT

DO YOU HAVE A COPY OF A PREVIOUS APPRAISAL REPORT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If yes: SQ FT LISTED _____ DATE OF APPRAISAL _____ APPRAISER _____
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PREVIOUS INSPECTION REPORT

DO YOU HAVE A HOME INSPECTION REPORT TO PASS ON TO POTENTIAL BUYERS (COMPLETED WITHIN THE LAST 4 YEARS)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If yes - (please provide copy of report) DATE OF REPORT _____ INSPECTOR _____
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FIXTURE(S) / ITEMS ATTACHED TO THE PROPERTY

SECURITY SYSTEM	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO	<input type="checkbox"/> OWN / <input type="checkbox"/> LEASE	\$ _____ / month
R/O UNIT	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO	<input type="checkbox"/> OWN / <input type="checkbox"/> LEASE	\$ _____ / month
WATER SOFTENER	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO	<input type="checkbox"/> OWN / <input type="checkbox"/> LEASE	\$ _____ / month
OTHER: _____	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO	<input type="checkbox"/> OWN / <input type="checkbox"/> LEASE	\$ _____ / month

If any items are leased, do you want the buyer to take over the lease? YES / NO

If yes, what are the terms/cost, which equipment does it include, which company do they contact?

If owned, please explain in detail what equipment remains or doesn't remain with the property and any other pertinent information?

INSURANCE INFORMATION

I/we, as sellers of the above referenced property have the following insurance information in force on our current residence.

INSURANCE COMPANY

COMPANY NAME	<i>No insurance</i>
AGENT	
PHONE NUMBER	

We currently are or are not paying for flood insurance.

INSURANCE CLAIMS

The following are insurance claims that have been made and paid for on my/our property:

DATE		TYPE	
DETAILS OF CLAIM			
DATE		TYPE	
DETAILS OF CLAIM			
DATE		TYPE	
DETAILS OF CLAIM			

I/we hereby acknowledge that we have not received payment for any insurance claim without having had the work completed for which it was paid. Furthermore, I understand and acknowledge that a roofing contractor may be sent to our property for an opinion on the condition of our roof.

Wade Jones 9/7/2024 *L. V. Adams* 9/7/2024
Seller Signature Date Seller Signature Date

CURRENT LOAN INFORMATION (if applicable)

All information listed here will be kept private and used only for the purpose of and/or regarding the sale of your property.

PRIMARY BORROWER

FULL LEGAL NAME	Wesley E Spears
SOCIAL SECURITY #	518 56 3538
DATE OF BIRTH	09/05/1949

SECONDARY BORROWER

FULL LEGAL NAME	Susan V Spears
SOCIAL SECURITY #	424 98 1877
DATE OF BIRTH	04/09/1961

MORTGAGE INFORMATION

MORTGAGE COMPANY	XXXXXXXXXXXXXXXXXXXX
MORTGAGE LOAN #	
MORTGAGE CO. PHONE #	XXXXXXXXXXXX
MORTGAGE CO. ADDRESS	

We () authorize the Abstract/Title Company who will be handling the transaction regarding the sale of our home to obtain information on our (my) behalf concerning the above referenced loan information, including, but not limited to, payment information, insurance information, and other information necessary to complete the sale of my property.

Wesley Spears Sept 7, 2024 Susan V Spears Sept 7, 2024
Seller Signature Date Seller Signature Date



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT

(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
(a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
(a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date Seller [Signature] Sept 7, 2011 Date
Buyer Date Seller [Signature] 9/7/11 Date
Other Broker Date Listing Broker Date



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Seller exclusion List

decorative art piece entry way

in curb E b 2, cast iron bed frame & mattress

(we'll put bed from the building as replacement)

in garages all equipment, tools, tables
& motorcycle

Personal Knick Knacks + pictures
in oldest trailer and building

Things that stay

restaurant equipment pizza press

pizza prep table (frig not working)

refrigerators + freezer

all utensils that relate to

a pizza restaurant pizza pan knives etc

all tables + chairs