09-01-2023



## APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



## **SELLER'S DISCLOSURE NOTICE**

(Street Address and City)  HIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE PROPERTY AS OF THE DATE SIGNED BY ELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A (ARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.  eller [ ] is [x] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?	CONCE	RNING THE PROPERTY AT $\_$	1309 Monroe	W-9-5-0-19-10-10-10-10-10-10-10-10-10-10-10-10-10-	Wichita Falls, TX			
ELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A ARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.  Eller [] is [] is [] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?			(Stre	et Address and C	ity)			
The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  N Range Y Oven Y Dishwasher Y Dishwasher Y Washer/Dryer Hookups Y Window Screens N Rain Gutters N Security System N Fire Detection Equipment Intercom System Y Smoke Detector N Satellite Dish N Sa	SELLER	AND IS NOT A SUBSTITUTE FOR A	NY INSPECTIONS OR WARRANT					
N	Seller [	] is [x] is not occupying the Prop	perty. If unoccupied, how long	since Seller h	nas occupied the Property?			
Y	1. The	Property has the items checked be	low [Write Yes (Y), No (N), or Unl	known (U)]:				
Y   Washer/Dryer Hookups   Y   Window Screens   N   Rain Gutters	N	_ Range	YOven	Y	/ Microwave			
N Security System N Fire Detection Equipment N Smoke Detector N Satelities Dish N Satellite Dish N Exhaust Fan(s) N Wall/Window Air Conditioning N Wall/Window Air Conditioning N Wall/Window Air Conditioning N Satellite Dish N Exhaust Fan(s) N Wall/Window Air Conditioning N Satellite Dish N Exhaust Fan(s) N Wall/Window Air Conditioning N Wall/Window Air Conditioning N Satellite Dish N Exhaust Fan(s) N Wall/Window Air Conditioning N Satellite Dish N Exhaust Fan(s) N Wall/Window Air Conditioning N Satellite Dish N Exhaust Fan(s) N Wall/Window Air Conditioning N Wall/Window Air C	Υ	_ Dishwasher	N Trash Compactor	Y	Disposal			
Smoke Detector    N	Υ	_ Washer/Dryer Hookups	Y Window Screens	N	Rain Gutters			
N Smoke Detector-Hearing Impaired  Y Carbon Monoxide Alarm  N Emergency Escape Ladder(s)  N TV Antenna  N Cable TV Wring  N Exhaust Fan(s)  Y Ceiling Fan(s)  N Attic Fan(s)  N Exhaust Fan(s)  Y Central A/C  Y Central Heating  N Wall/Window Air Conditioning  Y Plumbing System  N Septic System  N Patio/Decking  N Outdoor Grill  N Fences  N Pool  N Sauna  N Spa Hot Tub  N Fireplace(s) & Chimney (Mock)  N Fireplace(s) & Chimney (Mock)  Wood burning)  Y Natural Gas Lines  N Liquid Propane Gas:  N Liquid Propane Gas:  N Fuel Gas Piping:  N Black Iron Pipe  N Corrugated Stainless Steel Tubing  N Carport  Garage Door Opener(s):  N Electronic  N Corrugated Stainless Steel Tubing  N Corpoper  Mater Heater:  Y Gas  N Control(s)  Water Heater:  Water Supply:  Y City  N Well  N MUD  N Co-op  (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	N	_ Security System	N Fire Detection Equipment	<u></u>	N Intercom System			
V Carbon Monoxide Alarm  V Carbon Monoxide Alarm  N Emergency Escape Ladder(s)  N TV Antenna  N Cable TV Wiring  N Exhaust Fan(s)  Y Central A/C  Y Central Heating  N Wall/Window Air Conditioning  Y Plumbing System  N Septic System  N Public Sewer System  N Public Sewer System  N Pool Patio/Decking  N Sauna  N Spa Hot Tub  N Fences  N Pool Equipment  N Fireplace(s) & Chimney (Wood burning)  Y Natural Gas Lines  N Liquid Propane Gas: N LP Community (Captive)  N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Carport  Garage Door Opener(s): N Electroic  N Gas  N Captort  Garage Door Opener(s): N Electroic  N Automatic Lawn Sprinkler System  N Corport  Carport  Garage Door Opener(s): N Electroic  N Control(s)  Water Heater: Y Gas N Well N MUD  Age: 10 years (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			Y Smoke Detector					
N TV Antenna			N Smoke Detector-Hearing Imp	paired				
TV Antenna  N Cable TV Wiring  N Satellite Dish  N Exhaust Fan(s)  N Wall/Window Air Conditioning  N Wall/Window Air Condition  N Wall/Window Air Condition  N			Y Carbon Monoxide Alarm					
Celling Fan(s)  N Attic Fan(s)  N Attic Fan(s)  N Exhaust Fan(s)  N Wall/Window Air Conditioning  N Wall/Window Air Conditioning  N Public Sewer System  N Spa Hot Tub  N Pool Heater  N Automatic Lawn Sprinkler System  N Fireplace(s) & Chimney (Mock)  Y Gas Fixtures  N Fireplace(s) & Chimney (Mock)  Y Gas Fixtures  N Liquid Propane Gas: N LP Community (Captive) N LP on Property  N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Not Attached N Carport  Garage Door Opener(s): N Electronic  Water Heater: Y Gas  Water Supply: Y City N M Well N MUD N Co-op  Roof Type: Composite Shingle Age: 10 years (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			N Emergency Escape Ladder(s	s)				
Y Central A/C Y Central Heating N Wall/Window Air Conditioning  Y Plumbing System N Septic System N Public Sewer System  N Patio/Decking N Outdoor Grill N Fences  N Pool N Sauna N Spa Hot Tub  N Pool Equipment N Pool Heater N Automatic Lawn Sprinkler System  N Fireplace(s) & Chimney (Wood burning)  Y Natural Gas Lines Y Gas Fixtures  N Liquid Propane Gas: N LP Community (Captive) N LP on Property  N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Not Attached N Carport  Garage Door Opener(s): N Electronic N Corport  Water Heater: Y Gas  Water Supply: Y City N Well N MUD N Co-op  Roof Type: Composite Shingle Age: 10 Years (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	N	_TV Antenna	N Cable TV Wiring		Satellite Dish			
Y Plumbing System N Septic System N Public Sewer System N Patio/Decking N Outdoor Grill N Fences N Pool N Sauna N Spa Hot Tub N Pool Equipment N Pool Heater N Automatic Lawn Sprinkler System N Fireplace(s) & Chimney (Wood burning) Y Natural Gas Lines Y Gas Fixtures N Liquid Propane Gas: N LP Community (Captive) N LP on Property N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper Garage: N Attached N Carport Garage Door Opener(s): N Electronic N Control(s) Water Heater: Y Gas Water Supply: Y City N Well N MUD N Co-op Roof Type: Composite Shingle Age: 10 years (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	Υ	_ Ceiling Fan(s)	N Attic Fan(s)	<u></u>	Exhaust Fan(s)			
N Patio/Decking N Outdoor Grill N Sauna N Spa — Hot Tub N Pool Equipment N Pool Heater N Automatic Lawn Sprinkler System N Fireplace(s) & Chimney (Wood burning) Y Natural Gas Lines Y Gas Fixtures N Liquid Propane Gas: N LP Community (Captive) N LP on Property N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Not Attached N Carport  Garage Door Opener(s): N Electronic N Electronic Water Heater: Y Gas Water Supply: Y City N Well N MUD N Co-op  Roof Type: Composite Shingle Age: 10 years (approx.)  N Fences N Automatic Lawn Sprinkler System N Automatic Lawn Spri	Y	_ Central A/C	Y Central Heating		Wall/Window Air Conditioning			
N Pool Pool Pool Pool Pool Pool Pool Poo	Υ	_ Plumbing System	N Septic System		Public Sewer System			
N Pool Equipment N Fireplace(s) & Chimney (Wood burning) Y Natural Gas Lines N Liquid Propane Gas: N Loper Garage: N Attached N Corrugated Stainless Steel Tubing N Copper Garage: N Attached N Carport Garage Door Opener(s): N Electronic N Control(s) Water Heater: Y Gas N Electric Water Supply: N Well N MUD N Co-op Roof Type: Composite Shingle Age: 10 years (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	N	_ Patio/Decking	N Outdoor Grill	<u>_ N</u>	Fences			
N Fireplace(s) & Chimney (Wood burning)  Y Natural Gas Lines  N Liquid Propane Gas: N LP Community (Captive) N Fuel Gas Piping: N Attached N Not Attached N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Control(s)  Water Heater: Water Supply: Y Gity N Well N MUD N Co-op  Roof Type: Composite Shingle Age: 10 years  Automatic Lawn Spiniter System  N Fireplace(s) & Chimney (Mock)  Y Gas Fixtures  N Copper  Copper  Automatic Lawn Spiniter System  N Fireplace(s) & Chimney (Mock)  Y Gas Fixtures  Y Gas Fixtures  N Copper  N Corport  N Corport  N Control(s)  Water Heater: Y Gas N Blectric  Water Supply: Age: 10 years  (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	-	Pool	N Sauna	_	Opa Tiot Tub			
(Wood burning)  Y Natural Gas Lines  N Liquid Propane Gas: N LP Community (Captive) N LP on Property  N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Carport  Garage Door Opener(s): N Electronic  Water Heater: Y Gas  Water Supply: Y City N Well N MUD  Roof Type: Composite Shingle  Age: 10 years (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	N	_ Pool Equipment	N Pool Heater		Automatic Lawn Sprinkler System			
N Liquid Propane Gas: N LP Community (Captive) N LP on Property  N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Carport  Garage Door Opener(s): N Electronic N Control(s)  Water Heater: Y Gas N Electric  Water Supply: Y City N Well N MUD N Co-op  Roof Type: Composite Shingle Age: 10 years (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	N				Fireplace(s) & Chimney (Mock)			
N Fuel Gas Piping: N Black Iron Pipe N Corrugated Stainless Steel Tubing N Copper  Garage: N Attached N Carport  Garage Door Opener(s): N Electronic N Control(s)  Water Heater: Y Gas N Electric  Water Supply: Y City N Well N MUD N Co-op  Roof Type: Composite Shingle Age: 10 years (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	Y	_ Natural Gas Lines		<u> </u>	Gas Fixtures			
Garage: N Attached N Not Attached N Control(s)  Water Heater: Y Gas  Water Supply: Composite Shingle  Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in	N	Liquid Propane Gas: N LP Community (Captive) N LP on Property						
Garage Door Opener(s):  Water Heater:  Water Supply:  Water Supply:  Composite Shingle  Age: 10 years (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	N	_ Fuel Gas Piping: N Black Iron Pi	pe N Corrugated Stainless Stee	l Tubing N	Copper			
Water Heater:  Water Supply:  Composite Shingle  Age: 10 years (approx.)  Water Supply: Age: 10 years (approx.)	Gara	ge: N Attached N	Not Attached	N Carport				
Water Supply:    Y   City   N   Well   N   MUD   N   Co-op	Gara	ge Door Opener(s): N Electro	25					
Roof Type: Composite ShingleAge: 10 years(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	Wate	er Heater: Y Gas	8	N Electric				
Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in	Wate	er Supply: Y City	N Well N	_ MUD	N Co-op			
	Roof	Type: Composite Shingle		Ag	e: 10 years (approx.)			

TREC No. 55-0

Fax:

Seller's Disclosure Notice Concerning the F	roperty at	V	1309 Monroe Vichita Falls, TX, TX 76309 (Street Address and City)		Page 2	09-01-20
Does the property have working smoke det 766, Health and Safety Code?* [x] Yes [ (Attach additional sheets if necessary):	] No [] U	nknown.	. If the answer to this question	n is r	o or unknown,	
Chapter 766 of the Health and Safety Coordinated in accordance with the requirement including performance, location, and power effect in your area, you may check unknown require a seller to install smoke detectors for will reside in the dwelling is hearing impaired a licensed physician; and (3) within 10 days smoke detectors for the hearing impaired and the cost of installing the smoke detectors and who	ts of the but source required above or contract the hearing d; (2) the but after the effect of specifies the	ilding controlled in the control of the control of the controlled in the control of the control	ode in effect in the area in was. If you do not know the bayour local building official for mored if: (1) the buyer or a members the seller written evidence of ate, the buyer makes a written raions for the installation. The paragraphs.	which in uilding ore in oer of the leques	the dwelling is code requirer formation. A but the buyer's far nearing impairm to for the seller	located, nents in yer may mily who ent from to install
Are you (Seller) aware of any known defects if you are not aware.	malfunctions	in any o	of the following? Write Yes (Y) i	f you	are aware, write	e No (N)
N Interior Walls	N Ceilir	ngs		N	_ Floors	
N Exterior Walls	N Door	s		N	Windows	
N Roof	NFoun	dation/S	Blab(s)	N	_ Sidewalks	
N Walls/Fences	N Drive	eways		N Intercom System		
N Plumbing/Sewers/Septics	N Elect	trical Sys	stems	N Lighting Fixtures		
If the answer to any of the above is yes, explain.	(Attach addition	onal she	ets if necessary):			
Are you (Seller) aware of any of the following could be active Termites (includes wood destroying		Yes (Y)			not aware.	
N Active Termites (includes wood destroying	g insects)		) if you are aware, write No (N) if yo  Previous Structural or Roof Repo		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R	g insects)	N	Previous Structural or Roof Repo		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R	g insects)	N N	Previous Structural or Roof Rep		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R N Previous Termite Damage	g insects)	N N N	Previous Structural or Roof Repartment   Hazardous or Toxic Waste Asbestos Components		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R Previous Termite Damage Previous Termite Treatment	g insects) epair	N N N	Previous Structural or Roof Reports Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R N Previous Termite Damage N Previous Termite Treatment N Improper Drainage	g insects) epair	N N N N	Previous Structural or Roof Report Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R N Previous Termite Damage Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood Event N Note To Note The Note Termite Treatment N Improper Drainage Not Due to a Flood Event Note Termites (includes wood destroying R	g insects) epair nes	N N N N	Previous Structural or Roof Report Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R Previous Termite Damage Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood Event Landfill, Settling, Soil Movement, Fault Lin	g insects) epair nes	N N N N N N N	Previous Structural or Roof Report Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint Aluminum Wiring		not aware.	
N Active Termites (includes wood destroying N Termite or Wood Rot Damage Needing R Previous Termite Damage Previous Termite Treatment N Improper Drainage N Water Damage Not Due to a Flood Event Landfill, Settling, Soil Movement, Fault Lin	g insects) epair nes	N N N N N N	Previous Structural or Roof Report Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint Aluminum Wiring Previous Fires	air		

(Street Address and City)  am, equipment, or system in or on the Property that is in need of repair?   Yes (if you are aware) as, explain. (attach additional sheets if necessary).  the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.  Average  failure or breach of a reservoir or a controlled or emergency release of water from a reservoir or into a structure on the property due to a natural flood event and check wholly or partly as applicable, write No (N) if you are not aware.  Boartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) cartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  Boartly in a flood pool partly in a flood insurance rate map as a special flood hazard area, which is designated as or AR on the map; int annual chance of flooding, which is considered to be a high risk of flooding; and latory floodway, flood pool, or reservoir.  Barny area of land that:  The flood insurance rate map as a moderate flood hazard area, which is designated and or of one percent annual chance of flooding, which is considered to be a moderate rea adjacent to a reservoir that lies above the normal maximum operating level of the introlled inundation under the management of the United States Army Corps of promeans the most recent flood hazard map published by the Federal Emergency lational Flood insurance act of 1968 (42 U.S.C. Section 4001 et seq.) that is identified on the flood insurance rate map as a regulatory floodway, which or other waterourse and the adjacent land areas that must be reserved for the discharge or as a 100-year flood, without cumulatively increasing the w		1309 Monroe	09-01-2
he following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.  werage failure or breach of a reservoir or a controlled or emergency release of water from a reservoir into a structure on the property due to a natural flood event and check wholly or partly as applicable, write No (N) if you are not aware.  wartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) wartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  wartly in a floodway  partly in a flood pool  partly in a reservoir  is yes, explain (attach additional sheets if necessary):			age 3
failure or breach of a reservoir or a controlled or emergency release of water from a reservoir into a structure on the property due to a natural flood event and check wholly or partly as applicable, write No (N) if you are not aware.  Deartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  Deartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  Deartly in a flood pool partly in a reservoir  Deartly in a flood pool pool partly in a reservoir  Deartly in a reservoir  Deartly in a reservoir  Deartly in a flood insurance rate map as a special flood hazard area, which is designated as or AR on the map;  Deartly in a reservoir that lies above the normal maximum operating level of the normal maximum operating level of the normal introlled inundation under the management of the United States Army Corps of the normal maximum operating level of the normal inundation under the management of the United States Army Corps of the normal maximum operating level of the normal inundation under the management of the United States Army Corps of the normal maximum operating level of the normal inundation under the management of the United States Army Corps of Engineers that is dentified on the flood insurance rate map as a regulatory floodway, which or other watercourse and the adjacent land areas that must be reserved for the discharge of as a 100-year flood, without cumulatively increasing the water surface elevation of more or impoundment project operated by the United States Army Corps of E		Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? [_] No (if you are not aware). If yes, explain. (attach additional sheets if necessary).	
failure or breach of a reservoir or a controlled or emergency release of water from a reservoir a into a structure on the property due to a natural flood event and check wholly or partly as applicable, write No (N) if you are not aware.  Partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  Partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  Partly in a floodway  Partly in a flood pool  Partly in a reservoir  Partly in a flood pool pool partly in a reservoir  Partly in a flood insurance rate map as a special flood hazard area, which is designated as or AR on the map;  Partly in a flood pool, or reservoir.  Partly in a flood pool pool partly in a reservoir reservoir.  Partly in a flood pool pool partly in a flood pool pool partly in a flood pool partly in a flood pool pool partly in a flood pool partly in a flood pool partly in a flood pool pool partly in a flood pool partly in a flood pool partly in a flood pool pool partly in a flood pool partly in a flood pool pool partly in a flood pool partly in a flood pool partly in a flood pool pool partly in a flood pool partly in a flood pool pool partly in a flood partly in a flood partly in a flood partly in a flood pool partly in a flood pool partly in a flood partl		. 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.
in into a structure on the property due to a natural flood event and check wholly or partly as applicable, write No (N) if you are not aware.  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  partly in a floodway  partly in a flood pool  partly in a reservoir  is yes, explain (attach additional sheets if necessary):		N Present flood insurance coverage	
and check wholly or partly as applicable, write No (N) if you are not aware.  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  partly in a floodway  partly in a flood pool  partly in a reservoir  is yes, explain (attach additional sheets if necessary):		N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from	m a reservoir
partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)) partly in a floodway partly in a floodway partly in a flood pool partly in a reservoir is yes, explain (attach additional sheets if necessary):		N Previous water penetration into a structure on the property due to a natural flood event	
partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)) partly in a floodway partly in a flood pool partly in a reservoir is yes, explain (attach additional sheets if necessary):  any area of land that: in the flood insurance rate map as a special flood hazard area, which is designated as or AR on the map; int annual chance of flooding, which is considered to be a high risk of flooding; and latory floodway, flood pool, or reservoir.  any area of land that: he flood insurance rate map as a moderate flood hazard area, which is designated and is of one percent annual chance of flooding, which is considered to be a moderate rea adjacent to a reservoir that lies above the normal maximum operating level of the introlled inundation under the management of the United States Army Corps of up" means the most recent flood hazard map published by the Federal Emergency lational Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.) that is identified on the flood insurance rate map as a regulatory floodway, which or other watercourse and the adjacent land areas that must be reserved for the discharge to as a 100-year flood, without cumulatively increasing the water surface elevation of more inimpoundment project operated by the United States Army Corps of Engineers that is the runoff of water in a designated surface area of land.  In for flood damage to the property with any insurance provider, including the National  The foliod damage to the property with any insurance provider, including the National  The foliod canes with mortgages from federally regulated or insured lenders are required to have not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in		Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.	
partly in a flood pool partly in a flood pool partly in a reservoir is yes, explain (attach additional sheets if necessary):  any area of land that:  In the flood insurance rate map as a special flood hazard area, which is designated as or AR on the map; in annual chance of flooding, which is considered to be a high risk of flooding; and latory floodway, flood pool, or reservoir.  In any area of land that:  The flood insurance rate map as a moderate flood hazard area, which is designated and is of one percent annual chance of flooding, which is considered to be a moderate and is of one percent annual chance of flooding, which is considered to be a moderate and adjacent to a reservoir that lies above the normal maximum operating level of the introlled inundation under the management of the United States Army Corps of a pr means the most recent flood hazard map published by the Federal Emergency lational Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)  That is identified on the flood insurance rate map as a regulatory floodway, which or other watercourse and the adjacent land areas that must be reserved for the discharge of as a 100-year flood, without cumulatively increasing the water surface elevation of more or impoundment project operated by the United States Army Corps of Engineers that is the runoff of water in a designated surface area of land.  In for flood damage to the property with any insurance provider, including the National Property With any insurance provider, including the National Property With any insurance provider, including the National Property with mortgages from federally regulated or insured lenders are required to have not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in		N Located [ ] wholly [ ] partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, A	O, AH, VE, or AR)
partly in a flood pool partly in a reservoir is yes, explain (attach additional sheets if necessary):  any area of land that:  In the flood insurance rate map as a special flood hazard area, which is designated as or AR on the map;  Int annual chance of flooding, which is considered to be a high risk of flooding; and latory floodway, flood pool, or reservoir.  In any area of land that:  The flood insurance rate map as a moderate flood hazard area, which is designated and is of one percent annual chance of flooding, which is considered to be a moderate and area adjacent to a reservoir that lies above the normal maximum operating level of the introlled inundation under the management of the United States Army Corps of an interpretation of the flood insurance act of 1968 (42 U.S.C. Section 4001 et seq.)  The means the most recent flood hazard map published by the Federal Emergency lational Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)  The is identified on the flood insurance rate map as a regulatory floodway, which or other watercourse and the adjacent land areas that must be reserved for the discharge of as a 100-year flood, without cumulatively increasing the water surface elevation of more or impoundment project operated by the United States Army Corps of Engineers that is the runoff of water in a designated surface area of land.  In for flood damage to the property with any insurance provider, including the National of the property with any insurance provider, including the National Property Was and provider and provider are required to have not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in		N Located Wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))	
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m for flood damage to the property with any insurance provider, including the National ?* [ ] Yes [ X ] No. If yes, explain (attach additional sheets as necessary):		(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 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 risk of flooding.  "Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating 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 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 of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation and designated height.  "Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers.	is designated a moderate g level of the al Emergency the discharge
od zones with mortgages from federally regulated or insured lenders are required to have not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in		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 Na	ational
	7.	intended to retain water or delay the runoff of water in a designated surface area of land.	are requurages hore(s) and

	Seller's Disclosure Notice Concerning the Property at	1309 Monroe Wichita Falls, TX, TX 76309 (Street Address and City)	09-01-2023 Page 4					
9.	Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.							
	Room additions, structural modifications, or other al _N compliance with building codes in effect at that time.	terations or repairs made without neces	ssary permits or not in					
	_N Homeowners' Association or maintenance fees or assess	sments.						
	Any "common area" (facilities such as pools, tennis of $N$ with others.	ed in undivided interest						
	Any notices of violations of deed restrictions or government _N Property.	ental ordinances affecting the condition or us	se of the					
	_N Any lawsuits directly or indirectly affecting the Property.							
	_N Any condition on the Property which materially affects the	e physical health or safety of an individual.						
	Any rainwater harvesting system located on the property supply as an auxiliary water source.	erty that is larger than 500 gallons and t	hat uses a public water					
	_N Any portion of the property that is located in a groundwate	er conservation district or a subsidence dist	rict.					
	If the answer to any of the above is yes, explain. (Attach addition	nal sheets if necessary):						
10.	D. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.							
11.	This property may be located near a military installation and zones or other operations. Information relating to high noise Installation Compatible Use Zone Study or Joint Land Use Sthe Internet website of the military installation and of the located.	e and compatible use zones is available Study prepared for a military installation a	in the most recent Air nd may be accessed on					
-Signed								
knoth	frogerties Group, UL. Patere of Seller Date	Signature of Seller	Date					
	tt Properties Group, LLC	Signature of Selier	Date					
The	undersigned purchaser hereby acknowledges receipt of the fore	going notice.						
0:-	ature of Durchasses	Signature of Duraham	Doto					
Sigr	ature of Purchaser Date	Signature of Purchaser	Date					



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.

TREC No. 55-0



## APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

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

CO	NCERNING THE PROPERTY AT	1309 Mo	nroe	Wichita	Falls,
			(Street A	ddress and City)	
	residential dwelling was built prior to 1 based paint that may place young child may produce permanent neurological behavioral problems, and impaired mer seller of any interest in residential reabased paint hazards from risk assessments known lead-based paint hazards. A risk prior to purchase."  NOTICE: Inspector must be properly ce SELLER'S DISCLOSURE:  1. PRESENCE OF LEAD-BASED PAINT (a) Known lead-based paint and	978 is notified dren at risk of damage, incomory. Lead poise of property is repeated assessment of assessment of AND/OR LEAD	that such proper developing lead cluding learning soning also pose equired to provitions in the sell or inspection for red by federal law 0-BASED PAINT I	rty may present exposure poisoning. Lead poisonin disabilities, reduced in es a particular risk to prede the buyer with any it er's possession and notification possible lead-paint hazar.  HAZARDS (check one box of the poison of the possession of the possible lead-paint hazar.	to lead from lead- g in young children itelligence quotient, regnant women. The information on lead- by the buyer of any ds is recommended
	(b) Seller has no actual knowled	as of load book	d point and/or loo	d based point bazards in th	o Property
	<ul><li>X (b) Seller has no actual knowled</li><li>2. RECORDS AND REPORTS AVAILAB</li></ul>				e i roperty.
	(a) Seller has provided the p	urchaser with a	all available rece	ords and reports pertaining	
	X (b) Seller has no reports or re Property.	ecords pertaining	g to lead-based	paint and/or lead-based	paint hazards in the
C.	BUYER'S RIGHTS (check one box only):			to a still of the December	for the processes of
	Buyer waives the opportunity to lead-based paint or lead-based p		assessment or	inspection of the Property	for the presence of
	2. Within ten days after the effecti	ve date of this	contract, Buyer n	nay have the Property ins	pected by inspectors
	selected by Buyer. If lead-base contract by giving Seller written	ed paint or lead notice within 14	d-based paint ha	zards are present, Buyer	may terminate this
_	money will be refunded to Buyer.  BUYER'S ACKNOWLEDGMENT (check a		١٠		
D.	Buyer has received copies of all i	nformation listed	above.		
	2. Buyer has received the pamphlet	Protect Your Fa	mily from Lead in	Your Home.	
E.	BROKERS' ACKNOWLEDGMENT: Broke	ers have informe	d Seller of Seller's	s obligations under 42 U.S.	C. 4852d to:
	(a) provide Buyer with the federally addendum; (c) disclose any known lead	/ approved paint at	amphiet on lea	d poisoning prevention;	(b) complete this
	records and reports to Buyer pertaining	g to lead-based	paint and/or le	ead-based paint hazards	in the Property; (e)
	provide Buyer a period of up to 10 da	ays to have the	Property inspec	cted; and (f) retain a cor	npleted copy of this
_	addendum for at least 3 years following the	e sale. Brokers a	are aware of their	responsibility to ensure cor	npliance.
۲.	CERTIFICATION OF ACCURACY: The best of their knowledge, that the information	n they have pro	vided is true and	accurate.	and certify, to the
	best of their knowledge, that the knowledge	n they have pro			1/23/2025
D.,,	nvor.	Date	FLOTT Prope	rties Group, Ul	Date
Du	yer	Date		erties Group, LLC	
		Date	Seller		Date
Bu	yer	Date	Geller		Dato
				)	
Oth	her Broker	Date	Listing Brok		Date
			Sandra Wo	rtham	
	The form of this addendum has been approved	by the Texas Real	Estate Commission	for use only with similarly appro-	ved or promulgated
	forms of contracts. Such approval relates to this No representation is made as to the legal validi	ty or adequacy of a	any provision in any	specific transactions. It is not s	suitable for complex

Fax: