

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.

exceed the minimum disc	losi	ıres	req	uire	d by	the	Code.				
CONCERNING THE	PR	OP	ER	Υ	ΑT	17	00 Mohle Drive, A	ust	in,	Te	xas 78703
OF THE DATE SIGNED THE BUYER MAY WAGENTS, OR ANY OF Seller ☑ Is ☐ Is	D B ISH THE	YS IT	SELL O C AGE	EF BT	R AN AIN	ID I	S NOT A SUBSTITE IS NOT A WARE roperty. If unoccupie	UTI RAI ed (E F NT (by	OR Y (HE CONDITION OF THE PROPERTY AS ANY INSPECTIONS OR WARRANTIES OF ANY KIND BY SELLER, SELLER'S eller), how long since Seller has occupied
							narked below: (Ma	rk	Ye	s (\	e date) □ Never occupied the Property. Y), No (N), or Unknown (U).) etermine which items will & will not convey.
Item	Υ	N	U	П	lten	1		Υ	N	U	Item Y N L
Cable TV Wiring	√			П	Nati	ıral	Gas Lines	√			Pump: □ sump □ grinder ✓
Carbon Monoxide Det.	√			П	Fue	l Ga	as Piping:		√		Rain Gutters ✓
Ceiling Fans	√						ron Pipe			√	Range/Stove ✓
Cooktop	√			Γ-	-Co	оре	r			√	Roof/Attic Vents
Dishwasher	√				-Corrugated Stainless Steel Tubing					✓	Sauna
Disposal	✓				Hot Tub				✓		Smoke Detector ✓
Emergency Escape Ladder(s)				ı	Intercom System				✓		Smoke Detector – Hearing Impaired
Exhaust Fans				П	Micı	owa	ave	✓			Spa ✓
Fences	✓ Outdoor Grill			r Grill		✓		Trash Compactor ✓			
Fire Detection Equip.	✓			П	Patio/Decking			✓			TV Antenna 🗸
French Drain	✓			П	Plumbing System			✓			Washer/Dryer Hookup ✓
Gas Fixtures	✓			П	Poo				✓		Window Screens ✓
Liquid Propane Gas:		✓		П	Poo	I Ec	_l uipment		✓		Public Sewer System 🗸
-LP Community (Captive)				I	Poo	l Ma	aint. Accessories		✓		
-LP on Property		✓		П	Poo	ΙHε	eater		✓		
Item				Υ	N	U	Addition				
Central A/C				✓	_		☑ electric ☐ gas	-	nu	mb	er of units: 2
Evaporative Coolers Wall/Window AC Units					√		number of units: number of units:				
Attic Fan(s)) 				√		if yes, describe:				
Central Heat				√	V		☐ electric ☑ gas		nu	mh	er of units: 2
Other Heat					√		if yes describe:				or or armo. Z
Oven				√			number of ovens:1				
Fireplace & Chimney				√			□ wood ☑ gas logs □ mock □ other:				
Carport					√		☐ attached ☐ no	_			
Garage				√			☑ attached □ no	ot a	tta	che	ed
Garage Door Openers				√			number of units: 2 number of remotes: 2				
Satellite Dish & Contro					√		□ owned □ lease	ed 1	ror	n	
Security System				√			☑ owned ☐ lease	ed :	fror	n	

Item	Υ	Ν
Basement		^
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Υ	N
Floors		✓
Foundation / Slab(s)		\
Interior Walls		\
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Υ	N
Sidewalks		✓
Walls / Fences	✓	
Windows		\
Other Structural Components		✓

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

(Walls/Fences) patio rock wall has a crack. caused by a pear tree root system. tree has been removed, but wall has not been repaired.

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	Υ	N
Aluminum Wiring		
Asbestos Components		✓
Diseased Trees: oak wilt		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓

Condition	Υ	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓

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Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs	✓	
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Water Damage Not Due to a Flood Event	✓
Wetlands on Property	✓
Wood Rot	✓
Active infestation of termites or other wood	✓
destroying insects (WDI)	
Previous treatment for termites or WDI	\
Previous termite or WDI damage repaired	✓
Previous Fires	✓
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): (Previous Roof Repairs) roof/gutters replaced in fall of '24 *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): 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.) Ν Υ \Box Present flood insurance coverage. П Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of \Box water from a reservoir. Previous flooding due to a natural flood event. П \Box Previous water penetration into a structure on the Property due to a natural flood. $\sqrt{}$ Located □ wholly □ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, П $\sqrt{}$ AO, AH, VE, or AR). \checkmark Located □ wholly □ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). Located □ wholly □ partly in a floodway. \checkmark Located \square wholly \square partly in a flood pool. \checkmark \checkmark Located □ wholly □ partly in a reservoir.

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

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Concernii	ng the Property at
	Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
"100 whic	purposes of this notice: O-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, h 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 sidered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
whic	-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, h is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is idered to be a moderate risk of flooding.
	od pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ect to controlled inundation under the management of the United States Army Corps of Engineers.
	od insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency er the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
river	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a year flood, without cumulatively increasing the water surface elevation more than a designated height.
	servoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or or delay the runoff of water in a designated surface area of land.
addition	nal sheets as necessary):
wher low r Sectior Admini	nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business istration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets essary):
	•,
if you a	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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 □ mandatory □ voluntary

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COI	icei i ii i	g the Flopert	y at 1700 Monie	Drive, Austin, Texas 76705			
		Any ur	npaid fees or asses	sment for the Property?			
			Property is in more or attach information	than one association, provide information about the other on to this notice.	associations		
		interest w	common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undividerest with others. If yes, complete the following: y optional user fees for common facilities charged? □ yes □ no If yes, describe				
	V	-	es of violations of Property.	deed restrictions or governmental ordinances affecting t	he condition or		
	7	•	• •	roceedings directly or indirectly affecting the Property. (Incourse, heirship, bankruptcy, and taxes.)	cludes, but is		
	V		h on the Property to the condition of	except for those deaths caused by: natural causes, suic the Property.	ide, or accident		
	V	Any cond	ition on the Propert	ry which materially affects the health or safety of an individu	ual.		
	V	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).					
	V			stem located on the Property that is larger than 500 gallon: auxiliary water source.	s and that uses		
	V	The Prop retailer.	erty is located in a	propane gas system service area owned by a propane dis	tribution system		
	V	Any porti district.	on of the Property	that is located in a groundwater conservation district o	r a subsidence		
lf t	he ans	swer to any	y of the items in Se	ction 8 is yes, explain (attach additional sheets if necessar	y):		
60	otion	Q Within	the last 4 years b	ave you (Saller) received any written inequation report	o from noroono		
wh	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:						
Ins	pection	on Date	Туре	Name of Inspector	No. of Pages		
	, -						
No	ote: A	n buyer sho	-	above-cited reports as a reflection of the current condition of the current condition of the current condition of the current condition.	of the Property.		

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

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and Seller: BB_{-} , Page 5 of 7

☑ Homestead	□ Senior Citizen	☐ Disabled	
☐ Wildlife Management ☐ Other:	☐ Agricultural	□ Disabled Veteran □ Unknown	
□ Other.			
• • •		nage, other than flood damage	, to the Property with
any insurance provider? 🗵 ye			
• • • • • • • • • • • • • • • • • • • •	ent or award in a legal	for a claim for damage to the P proceeding) and not used the p If yes, explain:	
Condo Assc Ins paid for new r	oof and gutters in '24. h	nail storm damage.	
	ter 766 of the Health an	detectors installed in accordant Safety Code?* □ unknown ary):	
installed in accordance with the req	uirements of the building code ource requirements. If you do	nily or two-family dwellings to have wor e in effect in the area in which the dwellin not know the building code requirement icial for more information.	ng is located, including
who will reside in the dwelling is he a licensed physician; and (3) within	aring-impaired; (2) the buyer g n 10 days after the effective d paired and specifies the loca	ring impaired if: (1) the buyer or a memberives the seller written evidence of the helate, the buyer makes a written request tions for installation. The parties may additions to install.	earing impairment from for the seller to install
<u> </u>	s), has instructed or influ	e are true to the best of Seller's enced Seller to provide inaccurat	
Brooke Box	2025-02-26		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Brooke Box		Printed Name:	
ADDITIONAL NOTICES TO BUY	/FR·		
(1) The Texas Department of determine if registered sex offender	Public Safety maintains ders are located in certains For information concerni	a database that the public may s in zip code areas. To search the ng past criminal activity in certair	database, visit
		ward of the Gulf Intracoastal Wa o, the Property may be subject to	

1700 Mohle Drive, Austin, Texas 78703

Concerning the Property at

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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)

Printed Name:		Printed Name:			
Signature of Buyer	Date	Signature of Buyer	Date		
The undersigned Bayer doknowledge.		going notice.			
The undersigned Buyer acknowledges	s receint of the fore	egoing notice			
PROPERTY.					
YOU ARE ENCOURAGED TO	HAVE AN INSPE	ECTOR OF YOUR CHOICE INSP	ECT THE		
relied on this notice as true and correct and have no reason to believe it to be false or inaccurate.					
This Seller's Disclosure Notice wa	as completed by S	eller as of the date signed. The bro	okers have		
Internet:AT&T		Phone #:			
Propane: N/A		Phone #:			
Phone Company: N/A		Phone #:			
Natural Gas: City of Austin		Phone #:			
Trash: City of Austin		Phone #:			
Cable: N/A		Phone #:			
Water: City of Austin		Phone #:			
Sewer: City of Austin		Phone #:Phone #:			
Electric: City of Austin		π .			



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