



SAN ANTONIO BOARD OF REALTORS, INC.
RESIDENTIAL LOT
SELLERS DISCLOSURE NOTICE
 To Be Completed By The Seller For Residential Lots



THIS FORM IS FURNISHED BY THE SAN ANTONIO BOARD OF REALTORS® FOR USE BY ITS MEMBERS. USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF A BOARD/ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

Concerning the Property at:

Lot 46 Saddle Tree, Bridlegate Sub., Bandera, TX 78003
 (Property Address)

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.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

- | | |
|---|---|
| <p>Y N U
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Located in 100-Year Flood plain
 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Present Flood Insurance
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Previous Flooding onto the Property
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Soil Movement
 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Surface Structures or Pits
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Underground Storage Tanks
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Wetlands on Property
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Diseased Trees</p> | <p>Y N U
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Endangered Species/Habitat on Property
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Fault Lines
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Hazardous or Toxic Waste
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Intermittent or Weather Springs
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Landfill
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Lead-Based Paint Hazards
 <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Radon Gas</p> |
|---|---|

If you answered yes to any of the above, please explain:

B. General Information:
 Is the Seller aware of any of the following:

- Y N U
 1. Features of the property shared in common with adjoining landowners, such as walls roofs, fences and driveways, whose use or responsibility for maintenance may have an effect of the Property.
 2. Any encroachments, easements or similar matters that may affect the Property.
 3. Any zoning violations, nonconforming uses or violation of "setback" requirement.
 4. Deed restrictions or obligations affecting the Property.
 5. Any lawsuits against the Seller threatening to or affecting the Property.
 6. Any notices of abatement or citations against the Property
 7. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?

_____ yes ___ no; If yes, explain: _____

8. Any tax exemption(s) which you (Seller) currently claim for the Property. If yes, list: _____

9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Concerning the Property at **Lot 46 Saddle Tree, Bridlegate Sub., Bandera, TX 78003**

Initialed for Identification by: Buyer _____ Seller

Mark below: (Y) for Yes (N) for No (U) for Unknown

Y N U

10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: \$ 550 per lot

Mandatory Voluntary Name of Association: BGR POA

Manager's Name: _____

Due: _____ Monthly _____ Quarterly _____ Annually

Any unpaid fees or assessments for the Property: _____ Yes No

If yes, amount \$ _____

11. Municipal Utility District which has any authority over the Property; If yes, Name of District: _____

If you answered yes to any of the above, please explain: _____

C. UTILITIES AVAILABLE :

Mark (A) for Available (O) on site (U) Unknown

A O U

- Water System City Well Municipal Private
- Natural Gas
- Electric
- Telephone
- Sewer System
- Cable T.V.
- Other _____
- None

IF WELL ON PROPERTY: approximate depth _____ well extends into _____ (name of water source). The well does does not need repair, if so, explain: _____

IF SEPTIC SYSTEM: In Place _____ Required _____ Allowed _____ Not Allowed _____

Jim R. Brown _____ 2/10/17 _____
Signature of Seller Date Signature of Seller Date

NOTICE TO BUYER: Listing Broker, _____, and Other Broker, _____ advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer Date Signature of Buyer Date