



SAN ANTONIO BOARD OF REALTORS, INC.

9110 IH 10 WEST, SAN ANTONIO, TEXAS 78230

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:

Various lots on Old Cottage Beach Drive

Rockport, Texas 78982

(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.

Y N U

- Located in 100-Year Flood plain
- Present Flood Insurance
- Previous Flooding onto the Property
- Soil Movement
- Surface Structures or Pits
- Underground Storage Tanks
- Wetlands on Property
- Diseased Trees

Y N U

- Endangered Species/Habitat on Property
- Fault Lines
- Hazardous or Toxic Waste
- Intermittent or Weather Springs
- Landfill
- Lead-Based Paint Hazards
- Radon Gas

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 Various lots on Old Cottage Beach Drive

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: \$ 230 per year

Mandatory Voluntary Name of Association: OCB HOA

Manager's Name: MIKE BRUNI PRESIDENT

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 _____

C. Spector
Signature of Seller

May 16, 2013
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