



## 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 \_\_\_\_\_

**905 W. Marfa  
Alpine, Tx 79830**

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 |
|----------------------------|-------------------------------------|-------------------------------------|---|
| Cable TV Wiring            |                                     | <input checked="" type="checkbox"/> |   |
| Carbon Monoxide Det.       |                                     | <input checked="" type="checkbox"/> |   |
| Ceiling Fans               | <input checked="" type="checkbox"/> |                                     |   |
| Cooktop                    |                                     | <input checked="" type="checkbox"/> |   |
| Dishwasher                 |                                     | <input checked="" type="checkbox"/> |   |
| Disposal                   |                                     | <input checked="" type="checkbox"/> |   |
| Emergency Escape Ladder(s) |                                     | <input checked="" type="checkbox"/> |   |
| Exhaust Fans               |                                     | <input checked="" type="checkbox"/> |   |
| Fences                     | <input checked="" type="checkbox"/> |                                     |   |
| Fire Detection Equip.      |                                     | <input checked="" type="checkbox"/> |   |
| French Drain               |                                     | <input checked="" type="checkbox"/> |   |
| Gas Fixtures               | <input checked="" type="checkbox"/> |                                     |   |
| Liquid Propane Gas:        |                                     | <input checked="" type="checkbox"/> |   |
| -LP Community (Captive)    |                                     | <input checked="" type="checkbox"/> |   |
| -LP on Property            |                                     | <input checked="" type="checkbox"/> |   |

| Item                               | Y                                   | N                                   | U |
|------------------------------------|-------------------------------------|-------------------------------------|---|
| Natural Gas Lines                  | <input checked="" type="checkbox"/> |                                     |   |
| Fuel Gas Piping:                   |                                     | <input checked="" type="checkbox"/> |   |
| -Black Iron Pipe                   |                                     | <input checked="" type="checkbox"/> |   |
| -Copper                            | <input checked="" type="checkbox"/> |                                     |   |
| -Corrugated Stainless Steel Tubing |                                     | <input checked="" type="checkbox"/> |   |
| Hot Tub                            |                                     | <input checked="" type="checkbox"/> |   |
| Intercom System                    |                                     | <input checked="" type="checkbox"/> |   |
| Microwave                          |                                     | <input checked="" type="checkbox"/> |   |
| Outdoor Grill                      |                                     | <input checked="" type="checkbox"/> |   |
| Patio/Decking                      | <input checked="" type="checkbox"/> |                                     |   |
| Plumbing System                    | <input checked="" type="checkbox"/> |                                     |   |
| Pool                               |                                     | <input checked="" type="checkbox"/> |   |
| Pool Equipment                     |                                     | <input checked="" type="checkbox"/> |   |
| Pool Maint. Accessories            |                                     | <input checked="" type="checkbox"/> |   |
| Pool Heater                        |                                     | <input checked="" type="checkbox"/> |   |

| Item                              | Y                                   | N                                   | U |
|-----------------------------------|-------------------------------------|-------------------------------------|---|
| Pump: ___ sump ___ grinder        |                                     | <input checked="" type="checkbox"/> |   |
| Rain Gutters                      |                                     | <input checked="" type="checkbox"/> |   |
| Range/Stove                       | <input checked="" type="checkbox"/> |                                     |   |
| Roof/Attic Vents                  | <input checked="" type="checkbox"/> |                                     |   |
| Sauna                             |                                     | <input checked="" type="checkbox"/> |   |
| Smoke Detector                    |                                     | <input checked="" type="checkbox"/> |   |
| Smoke Detector - Hearing Impaired |                                     | <input checked="" type="checkbox"/> |   |
| Spa                               |                                     | <input checked="" type="checkbox"/> |   |
| Trash Compactor                   |                                     | <input checked="" type="checkbox"/> |   |
| TV Antenna                        | <input checked="" type="checkbox"/> |                                     |   |
| Washer/Dryer Hookup               | <input checked="" type="checkbox"/> |                                     |   |
| Window Screens                    | <input checked="" type="checkbox"/> |                                     |   |
| Public Sewer System               | <input checked="" type="checkbox"/> |                                     |   |

| Item                      | Y                                   | N                                   | U | Additional Information                                                         |
|---------------------------|-------------------------------------|-------------------------------------|---|--------------------------------------------------------------------------------|
| Central A/C               |                                     | <input checked="" type="checkbox"/> |   | electric ___ gas ___ number of units: ___                                      |
| Evaporative Coolers       |                                     | <input checked="" type="checkbox"/> |   | number of units: ___                                                           |
| Wall/Window AC Units      | <input checked="" type="checkbox"/> |                                     |   | number of units: <u>3</u>                                                      |
| Attic Fan(s)              |                                     | <input checked="" type="checkbox"/> |   | if yes, describe: ___                                                          |
| Central Heat              | <input checked="" type="checkbox"/> |                                     |   | electric <input checked="" type="checkbox"/> gas ___ number of units: <u>1</u> |
| Other Heat                |                                     | <input checked="" type="checkbox"/> |   | if yes, describe: ___                                                          |
| Oven                      | <input checked="" type="checkbox"/> |                                     |   | number of ovens: <u>1</u> electric ___ gas ___ other: ___                      |
| Fireplace & Chimney       |                                     | <input checked="" type="checkbox"/> |   | wood ___ gas logs ___ mock ___ other: ___                                      |
| Carport                   | <input checked="" type="checkbox"/> |                                     |   | <u>1</u> attached ___ not attached ___                                         |
| Garage                    |                                     | <input checked="" type="checkbox"/> |   | attached ___ not attached ___                                                  |
| Garage Door Openers       |                                     | <input checked="" type="checkbox"/> |   | number of units: ___ number of remotes: ___                                    |
| Satellite Dish & Controls |                                     | <input checked="" type="checkbox"/> |   | owned ___ leased from: ___                                                     |
| Security System           |                                     | <input checked="" type="checkbox"/> |   | owned ___ leased from: ___                                                     |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: MF SW

Page 1 of 7

Concerning the Property at \_\_\_\_\_

905 W. Marfa  
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|                                 |                                     |                                     |                          |                                                                    |                                         |
|---------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------|-----------------------------------------|
| Solar Panels                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | owned                                                              | leased from: _____                      |
| Water Heater                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | electric                                                           | gas other: _____ number of units: _____ |
| Water Softener                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | owned                                                              | leased from: _____                      |
| Other Leased Items(s)           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | if yes, describe: _____                                            |                                         |
| Underground Lawn Sprinkler      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | automatic manual areas covered _____                               |                                         |
| Septic / On-Site Sewer Facility | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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: \_\_\_\_\_ (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☐ no ☐ unknownAre 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                                   |
|--------------------|--------------------------|-------------------------------------|
| Basement           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ceilings           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Doors              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Driveways          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Electrical Systems | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Exterior Walls     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Item                 | Y                        | N                                   |
|----------------------|--------------------------|-------------------------------------|
| Floors               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Foundation / Slab(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Interior Walls       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lighting Fixtures    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plumbing Systems     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Roof                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Item                        | Y                        | N                                   |
|-----------------------------|--------------------------|-------------------------------------|
| Sidewalks                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Walls / Fences              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Windows                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other Structural Components | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|                             | <input type="checkbox"/> | <input type="checkbox"/>            |
|                             | <input type="checkbox"/> | <input 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                                   |
|----------------------------------------------|--------------------------|-------------------------------------|
| Aluminum Wiring                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Asbestos Components                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Diseased Trees: <u>oak wilt</u>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fault Lines                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improper Drainage                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landfill                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Encroachments onto the Property              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Located in Historic District                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Historic Property Designation                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Condition                                                             | Y                        | N                                   |
|-----------------------------------------------------------------------|--------------------------|-------------------------------------|
| Radon Gas                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Settling                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Soil Movement                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Underground Storage Tanks                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Unplatted Easements                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Unrecorded Easements                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water Damage Not Due to a Flood Event                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Wetlands on Property                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Wood Rot                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Active infestation of termites or other wood destroying insects (WDI) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous treatment for termites or WDI                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous termite or WDI damage repaired                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Fires                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: ML, SRW

Page 2 of 7

Concerning the Property at \_\_\_\_\_

905 W. Marfa  
Alpine, Tx 79830

|                                                             |  |  |
|-------------------------------------------------------------|--|--|
| 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): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.)**

**Y   N**

☒ ☐

Present flood insurance coverage.

☐ ☒

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

☐ ☒

Previous flooding due to a natural flood event.

☐ ☒

Previous water penetration into a structure on the Property due to a natural flood.

☐ ☐

Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).

☐ ☐

Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

☐ ☐

Located ☐ wholly ☐ partly in a floodway.

☐ ☐

Located ☐ wholly ☐ partly in a flood pool.

☐ ☐

Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): I do keep flood insurance

\_\_\_\_\_

\_\_\_\_\_

**\*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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: ML, SRW

Page 3 of 7

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                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: \$ _____ per _____ and are: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.

Gisselle Lujan  
Signature of Seller

4/17/26  
Date

Stormy Walker  
Signature of Seller

4/17/26  
Date

Printed Name: Gisselle Lujan

Printed Name: Stormy Walker

**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: Direct Energy

phone #: \_\_\_\_\_

Sewer: City

phone #: \_\_\_\_\_

Water: City

phone #: \_\_\_\_\_

Cable: \_\_\_\_\_

phone #: \_\_\_\_\_

Trash: City

phone #: \_\_\_\_\_

Natural Gas: \_\_\_\_\_

phone #: \_\_\_\_\_

Phone Company: \_\_\_\_\_

phone #: \_\_\_\_\_

Propane: \_\_\_\_\_

phone #: \_\_\_\_\_

Internet: \_\_\_\_\_

phone #: \_\_\_\_\_

Concerning the Property at \_\_\_\_\_

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers 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.

The undersigned Buyer acknowledges receipt of the foregoing notice.

|                          |            |                          |            |
|--------------------------|------------|--------------------------|------------|
| Signature of Buyer _____ | Date _____ | Signature of Buyer _____ | Date _____ |
| Printed Name: _____      |            | Printed Name: _____      |            |



APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 905 W. Marfa Alpine  
(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 \_\_\_\_\_

Stormy R. Walker 4/17/26  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Stormy R. Walker**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Other Broker \_\_\_\_\_ Date \_\_\_\_\_

Michelle Foster  
Listing Broker \_\_\_\_\_ Date \_\_\_\_\_

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

**TREC No. OP-L**



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

### Last Frontier Enterprises LLC.

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9010948

License No.

michelle@mtnviewproperties.com

Email

(432)837-5518

Phone

### Mountain View Properties

Name of Designated Broker of Licensed Business Entity, if applicable

582699

License No.

michelle@mtnviewproperties.com

Email

(432)294-0245

Phone

### Michelle Foster

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

582699

License No.

michelle@mtnviewproperties.com

Email

(432)294-0245

Phone

Name of Sales Agent/Associate

License No.

michelle@mtnviewproperties.com

Email

(432)294-0245

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

TXR 2501

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