



TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE
 ©Texas Association of REALTORS®, Inc., 2004

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 1113 Native Garden Cove
Austin, TX 78681

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?
 _____ or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

*Note: This notice does not establish which items will or will not be conveyed.
 The terms of a contract will determine which items will and will not be conveyed.*

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			
Gas Fixtures			X

Item	Y	N	U
Gas Lines (Nat/LP)			
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Oven	X		
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	

Item	Y	N	U
Pool Heater		X	
Public Sewer System	X		
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents		X	
Sauna		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Evaporative Coolers		X		number of units: _____
Central Heat	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: _____
Other Heat		X		if yes, describe: _____
Fireplace & Chimney	X			<input checked="" type="checkbox"/> woodburning _____ (no.) <input type="checkbox"/> mock _____ (no.) other: _____
Carport		X		<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish Network</u>
Security System	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Brinks</u>
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Culligan</u>
Underground Lawn Sprinkler	X			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>Front & Backyard</u>
Septic / On-Site Sewer Facility		X		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 4-26-04

Initialed by: Seller: Alan, R.S. and Buyer: _____

Page 1 of 4

1113 Native Garden Cove
Austin, TX 78681

Concerning the Property at _____

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: shingles Age: 5 months (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in 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		N
Ceilings		N
Doors		N
Driveways		N
Electrical Systems		N
Exterior Walls		N

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

Item	Y	N
Sidewalks		N
Walls / Fences		N
Windows		N
Other Structural Components		N

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		N
Asbestos Components		N
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		N
Endangered Species/Habitat on Property		N
Fault Lines		N
Hazardous or Toxic Waste		N
Improper Drainage		N
Intermittent or Weather Springs		N
Landfill		N
Lead-Based Paint or Lead-Based Pt. Hazards		N
Encroachments onto the Property		N
Improvements encroaching on others' property		N
Located in 100-year Floodplain		N
Present Flood Insurance Coverage (If yes, attach TAR-1414)		N
Previous Flooding into the Structures		N
Previous Flooding onto the Property		N
Previous Fires		N
Previous Foundation Repairs		N

Condition	Y	N
Previous Roof Repairs		N
Other Structural Repairs		N
Radon Gas		N
Settling		N
Soil Movement		N
Subsurface Structure or Pits		N
Underground Storage Tanks		N
Unplatted Easements		N
Unrecorded Easements		N
Urea-formaldehyde Insulation		N
Water Penetration		N
Wetlands on Property		N
Wood Rot		N
Active infestation of termites or other wood-destroying insects (WDI)		N
Previous treatment for termites or WDI		N
Previous termite or WDI damage repaired		N
Termite or WDI damage needing repair		N

(TAR-1406) 4-26-04 Initialed by: Seller: Ajay, R-3 and Buyer: _____

1113 Native Garden Cove

Austin, TX 78681

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary 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: Goodwin Management Inc.
Manager's name: _____ Phone: _____
Fees or assessments are: \$ 360 per yr and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$ _____) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property.

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Do you (Seller) have a survey of the Property available for review?: yes no If yes, a copy of the survey is is not attached.

Alm

1113 Native Garden Cove
Austin, TX 78681

Concerning the Property at _____

Section 7. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled Disabled Veteran Agricultural Wildlife Management
- Other: _____ Unknown

Section 9. 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: _____

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.

Alok Jain 12/01/2005
 Signature of Seller Date
 Printed name: Alok Jain

Ritu Jain 12/01/2005
 Signature of Seller Date
 Printed name: Ritu Jain

NOTICES TO BUYER:

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 www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

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
 Printed name: _____

 Signature of Buyer Date
 Printed name: _____

(TAR-1406) 4-26-04 Initialed by: Seller: Alm R.S. and Buyer: _____