SEPPALA
REAL ESTATE GROUP

Thank you for showing the property at:

178 Lost Maples Way, Marion, TX 78124

Please use the following info for the TREC Incomplete Construction contract.

Seller(s):

Enchanted Homes of TX

Legal Description:

MARION PARK #2 LOT 20 0.211 A C

Title Company:

Independence Title (New Braunfels)
417 W San Antonio St
New Braunfels, TX 78130

Escrow Officer: Nicole Cantu - Ncantu@independencetitle.com
Escrow Asst: Team Email - NCTeam@independencetitle.com

Paragraph 6C(1): 10 days
Paragraph 7C: Directly to Enchanted Homes of TX
Paragraph 7D: 15 days
Paragraph 7E: 21 days and put same as closing date.
Paragraph 7G: (Insulation Info for Contract)

D. INSULATION: As required by Federal Trade Commission Regulations, the information relatir to the insulation installed or to be installed in the Improvements at the Property is: (chec only one box below)

☐ (1) as shown in the attached specifications.
☒ (2) as follows:

a) Exterior walls of improved living areas: insulated with Batt insulation to a thickness of 4 inches which yields an R-Value of 13 .

b) Walls in other areas of the home: insulated with _____ insulation to a thickness of _____ inches which yields an R-Value of _____ .

c) Ceilings in improved living areas: insulated with Blown in insulation to a thickness of 12 inches which yields an R-Value of 30 .

d) Floors of improved living areas not applied to a slab foundation: insulated with _____ insulation to a thickness of _____ inches whic yields an R-Value of _____ .

e) Other insulated areas: insulated with _____ insulation to thickness of _____ inches which yields an R-Value of _____

All stated R-Values are based on information provided by the manufacturer of the insulation.

Paragraph 7G(2): (Sellers Disclosure)

H. SELLER'S DISCLOSURE:
(1) Seller ☐ is ☒ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
(2) Seller ☐ is ☒ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
(3) Seller ☐ is ☒ is not aware of any environmental hazards that materially and adversely affect the Property.
(4) Seller ☐ is ☒ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
(5) Seller ☐ is ☒ is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
(6) Seller ☐ is ☒ is not aware of any threatened or endangered species or their habitat affecting the Property.
(7) Seller ☐ is ☒ is not aware that the Property is located ☐ wholly ☐ partly in a floodplain.
(8) Seller ☐ is ☒ is not aware that a tree or trees located on the Property has oak wilt.
If Seller is aware of any of the items above, explain (attach additional sheets if necessary):

Paragraph 7J: Please put $0. (Builders warranty will be issued to buyer at no cost).

Broker Information

Listing Broker Firm:	Seppala Real Estate Group	**License No:**	9015044
Associate's Name:	Denny Seppala	**License No:**	758578
Associate's Email:	denny@TheSeppalaGroup.com		
Licensed Supervisor:	Katherine Rzad	**License No:**	740049
Broker's Office address:	200 N River St, Ste 202 Seguin, TX 78155	**Phone:**	830-402-6018

Please submit all offers to:

Denny Seppala - denny@TheSeppalaGroup.com

Please include PreQual / PreApproval Letter or proof of fund with offer.