TEXAS REALTORS
SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. 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 12723 Pronghorn Oak, San Antonio, Texas 78253

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?☑ 6 weeks (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		✓	
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop/Range/Stove	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane (LP) Gas:			✓
-LP Community (Captive)			✓
-LP on Property			✓

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:			✓
-Black Iron Pipe			✓
-Copper			✓
-Corrugated Stainless Steel Tubing			✓
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens		✓	
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☐electric ☑gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)			✓	if yes, describe:
Central Heat	✓			☐electric ☑gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 ☐electric ☑gas ☐other:
Fireplace & Chimney		✓		☐wood ☐gas logs ☐mock ☐other:
Carport		✓		☐attached ☐not attached
Garage	✓			☑attached ☐not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 1
Satellite Dish & Controls		✓		☐owned ☐leased from
Security System		✓		☐owned ☐leased from

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Item	Y	N	U	Additional Information
Solar Panels		✓		□owned □leased from
Water Heater	✓			□electric ☑gas □other: number of units: 1
Water Softener	✓			☑owned □leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler	✓			☑automatic □manual areas covered: Lawn
Septic / On-Site Sewer Facility			✓	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: Unknown Age: 17 years (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 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		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

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

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

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		✓
Asbestos Components		✓
Diseased Trees: □ oak wilt □		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Paint Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs or Replacement		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Termite or WDI damage needing repair		✓
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Subsurface Structure or Pits		✓

Previous Other Structural Repairs		✓	Underground Storage Tanks**		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓	Aboveground Storage Tanks**		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓	Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓	Conservation Easements***		✓

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.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? ☐yes ☑no If yes, explain (attach additional sheets if necessary):

Section 5. Insurance. (Indicate Yes (Y) or No (N))	**Y**	**N**
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*		✓
The Property is presently covered by windstorm insurance.		✓
You (Seller) have been unable to insure the Property for any reason.		✓

*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).

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

(Q1) Hartford Insurance

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☐yes ☑no If yes, explain:

Section 7. 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 8. 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

☐ ☑ 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):

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.

"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 9. 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 10. 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, with unresolved permits, or not in compliance with building codes in effect at the time.
☐	☑	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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
☐	☑	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).
☐	☑	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.
☐	☑	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 above items in Section 10 is yes, explain (attach additional sheets if necessary):

☑ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Hill Country Retreat- A Dell Webb Community

Manager's name: Stephanie Brennan Phone: 210 679-0303

Fees or assessments are: $ $556.50 per Quarter and are: ☑mandatory ☐voluntary

Any unpaid fees or assessments for the Property? ☐yes ($ _____) ☑no

If the Property is in more than one association, provide information about the other associations or attach information to this notice:

(Home Owner Association) Hill Country Retreat (HCR) includes

Garbage and sewer

☑ ☐ Any common area (facilities such as pool, 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:

(Common Area) Fitness center
Pool classes

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐yes ☑no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 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.

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 Sellers to provide inaccurate information or to omit any material information.

Sandra L Simms 09-03-2026

Signature of Seller Date | Signature of Seller Date

Printed Name: Sandra Simms | Printed Name:

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:	CPS Energy	phone #:	(210) 353-4357
Sewer:		phone #:	
Water:	SAWS	phone #:	(210) 704-7297
Cable:	N/A	phone #:	
Trash:	Tiger Sanitation	phone #:	(210) 333-4287
Natural Gas:	Grey Forest Utilities	phone #:	(210) 695-8781
Phone Company:	N/A	phone #:	
Propane:	N/A	phone #:	
Internet:	N/A	phone #:	
Security System:	N/A	phone #:	

(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:

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 05-04-2026

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON 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 OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 12723 Pronghorn Oak, San Antonio, Texas 78253

1. Definitions. For the purposes of this form the following definitions, with notes, apply.

(A) "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.

[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

(B) "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.

[Note: Not all land in Texas is subject to a Groundwater District.]

(C) "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

(D) "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.

[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

(E) "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.

[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. Information Related to Groundwater and Water Wells. [Attach additional sheets as necessary.]

(A) Is any portion of the Property located in a Groundwater District? ☐ Yes ☐ No ☑ Unknown
If yes, identify the district and its website: _____

(B) Is Seller aware of one or more Water Wells on the Property? ☐ Yes ☑ No
If yes:
(1) The total number of Water Wells known to Seller is _____
(2) The number of Water Wells known to Seller that are currently in use is _____
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is _____
(4) Identify the registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

(C) If the answer to 2(B) is yes, complete the following to the extent known.

☐ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.

☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: _____
Owners/Operators: _____
Beneficiary: _____
Agreement or Understanding: _____

(D) Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? ☐ Yes ☑ No If yes, describe the Water Well and identify any agreements or understanding governing access to the water: _____

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(Address of Property)

(E) Is Seller aware whether a Water Well on the Property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? ☐ Yes ☑ No If yes, describe the Groundwater rights owned or leased: _____

(F) Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? ☐ Yes ☑ No If yes, describe the Groundwater rights severed, sold, or leased:

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

(A) Does Seller own any Surface Water Right associated with the Property ☐ Yes ☑ No
If yes:

(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____

(2) If more than one person owns an interest in any Surface Water Right identified in 3(A)(1), identify each person and their respective ownership interest: _____

(B) Is there a pond, lake or water tank on the Property, whether currently with or without water? ☐ Yes ☑ No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Sandra L Simms	09-03-2026		
Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 61-0

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dotloop signature verification: dtlp.us/gf4H-Rtq9-TBqK

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

05-16-2023

DISCLOSURE OF RELATIONSHIP WITH CONTRACT PROVIDER OR ADMINISTRATOR

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service contract provider or administrator (Provider), for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Providers are licensed and regulated by the Texas Department of Licensing and Regulation. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other Providers. **YOU MAY CHOOSE ANY PROVIDER.**

THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL. The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the Provider and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

☐ Other Broker/Sales Agent will receive no compensation from a Provider.

☐ Other Broker/Sales Agent receives compensation from the following Provider:

for providing the following services:

☐ Listing Broker/Sales Agent will receive no compensation from a Provider.

☑ Listing Broker/Sales Agent receives compensation from the following Provider:

Fidelity National Home Warranty
America's Preferred Home Warranty

for providing the following services:

Consumer Facing Advertising

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the Provider.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Coldwell Banker D'Ann Harper REALTORS	416239	Coldwell Banker D'Ann Harper, Realtors®	416239
Other Broker's Name	License No.	Listing Broker's Name	License No.

By: _____

By: Dea Driffill dotloop verified 09/02/26 1:49 PM CDT X36K-DXRO-DNLC-PHYA

The undersigned acknowledges receipt of this notice:

_____
Buyer

Sandra L Simms dotloop verified 09/03/26 11:26 PM CDT QBIS-MOJ9-CWB6-JX6S
Seller

_____
Buyer

_____
Seller

This form has been approved by the Texas Real Estate Commission (TREC) for use by license holders to disclose payments received from a residential contract provider or administrator. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) RSC-4.