Docusign Envelope ID: 525429D9-CC3A-8B1E-8225-DBE4FF9ABD1B

Jointly e-verify: joint.ly/ver/Yrkn-MXgh-prgT-rEa7

05-04-2026

TREC
TEXAS REAL ESTATE COMMISSION

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

EQUAL HOUSING OPPORTUNITY

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 137 Eden Xing, Adkins, TX 78101
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☑ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

N Range	Y Oven	Y Microwave
Y Dishwasher	N Trash Compactor	N Disposal
Y Washer/Dryer Hookups	Y Window Screens	N Rain Gutters
Y Security System	Y Fire Detection Equipment	N Intercom System
	Y Smoke Detector	
	U Smoke Detector-Hearing Impaired	
	U Carbon Monoxide Alarm	
	N Emergency Escape Ladder(s)	
N TV Antenna	Y Cable TV Wiring	Y Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	Y Exhaust Fan(s)
Y Central A/C	Y Central Heating	N Wall/Window Air Conditioning
Y Plumbing System	Y Septic System	N Public Sewer System
Y Patio/Decking	N Outdoor Grill	N Fences
N Pool	N Sauna	N Spa N Hot Tub
N Pool Equipment	N Pool Heater	Y Automatic Lawn Sprinkler System
Y Fireplace(s) & Chimney (Wood burning)		N Fireplace(s) & Chimney (Mock)
N Natural Gas Lines		N Gas Fixtures

N Liquid Propane Gas: N LP Community (Captive) N LP on Property

N Fuel Gas Piping: N Black Iron Pipe U Corrugated Stainless Steel Tubing Y Copper

Garage: Y Attached N Not Attached N Carport

Garage Door Opener(s): Y Electronic Y Control(s)

Water Heater: N Gas Y Electric

Water Supply: Y City N Well N MUD N Co-op

Roof Type: shingle Age: 10 years (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☑ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

Generated via Jointly
13341 W US Hwy 290, Bldg 2, Austin, TX 78737

Alberto Posada | Keller Williams Legacy-The Emery Group | (210) 862-6909
5717 Northwest Pkwy, San Antonio, TX 78249

Seller's Disclosure Notice Concerning the Property at 137 Eden Xing, Adkins, TX 78101 (Street Address and City)

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* ☑ Yes ☐ No ☐ Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Interior Walls	N Ceilings	N Floors
N Exterior Walls	N Doors	N Windows
N Roof	N Foundation/Slab(s)	N Sidewalks
N Walls/Fences	N Driveways	N Intercom System
N Plumbing/Sewers/Septics	N Electrical Systems	N Lighting Fixtures

N Other Structural Components (Describe): _____

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): N/A

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Active Termites (includes wood destroying insects)	N Previous Structural or Roof Repair
N Termite or Wood Rot Damage Needing Repair	N Hazardous or Toxic Waste
N Previous Termite Damage	N Asbestos Components
N Previous Termite Treatment	N Urea-formaldehyde Insulation
N Improper Drainage	N Radon Gas
N Water Damage Not Due to a Flood Event	N Lead Based Paint
N Landfill, Settling, Soil Movement, Fault Lines	N Aluminum Wiring
N Single Blockable Main Drain in Pool/Hot Tub/Spa*	N Previous Fires
	N Unplatted Easements
	N Subsurface Structure or Pits
	N Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

* A single blockable main drain may cause a suction entrapment hazard for an individual.

Seller's Disclosure Notice Concerning the Property at 137 Eden Xing, Adkins, TX 78101 (Street Address and City)

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☑ No (if you are not aware). If yes, explain (attach additional sheets if necessary). N/A

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood insurance coverage

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

N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

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

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

N Located ◯ wholly ◯ partly in a floodway

N Located ◯ wholly ◯ partly in a flood pool

N Located ◯ wholly ◯ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

*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 of 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.

7. 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).

8. 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): N/A

Generated via Jointly
13341 W US Hwy 290, Bldg 2, Austin, TX 78737
Alberto Posada | Keller Williams Legacy-The Emery Group | (210) 862-6909
5717 Northwest Pkwy, San Antonio, TX 78249

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

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

N Any lawsuits directly or indirectly affecting the Property.

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

N 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.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

N Any conservation easements located on the Property.
"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.

Y The Property is presently covered by insurance.

N The Property is presently covered by windstorm insurance.

N Seller has been unable to insure the Property for any reason.

N A private road on or adjoining the Property for which Seller is financially responsible for maintaining.

N Any aboveground or underground storage tanks on the Property. (If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements.)

N Any aboveground storage tanks on the Property that hold 500 gallons or more and have stored petroleum products or other chemicals.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): See addendum section I

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

Bradley Mccall — Signature of Seller 1 — 08/03/2026 Date

Kimberly Mccall — Signature of Seller 2 — 08/12/2026 Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signed by:
Katie Collins – Authorized Signer — Signature of Purchaser — 8/12/2026 | 1:08 PM PDT Date
4EC9824422F24EB...

Signature of Purchaser — Date

This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-1. This form replaces 55-0.

Docusign Envelope ID: 525429D9-CC3A-8B1E-8225-DBE4FF9ABD1B

Addendum

137 Eden Xing, Adkins, TX 78101

GENERATED VIA jointly

Section I

#1 im occupying the property until it closes on the 8/27/2026.
#2 yes my smoke detectors work.
#5 yes we have a HOA
#13 yes i have home insurance on the property.

Certificate Of Completion

Envelope Id: 525429D9-CC3A-8B1E-8225-DBE4FF9ABD1B
Status: Completed
Subject: Complete with Docusign: TREC Seller's Disclosure Notice (9) (1).pdf
Contract Type: Other (Please add description)
Source Envelope:
Document Pages: 5
Signatures: 1
Certificate Pages: 4
Initials: 1
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Tayia Lawler
1007 S. Congress, Building 9, Suite 410
Austin, TX 78704
tayia.lawler@homeward.com
IP Address: 170.85.103.13

Record Tracking

Status: Original
8/12/2026 1:04:22 PM
Holder: Tayia Lawler
tayia.lawler@homeward.com
Location: DocuSign

Signer Events	Signature	Timestamp
Katie Collins - Authorized Signer offers@homeward.com Authorized Signer Purchasing Fund 2023-1,LLC Security Level: Email, Account Authentication (None)	Signed by:  4EC9824422F24EB... Signature Adoption: Pre-selected Style Using IP Address: 170.85.103.13	Sent: 8/12/2026 1:07:50 PM Viewed: 8/12/2026 1:08:34 PM Signed: 8/12/2026 1:08:44 PM

Electronic Record and Signature Disclosure:
Accepted: 8/12/2026 1:08:34 PM
ID: fc0efac9-6a69-4c62-904d-e35e8d699726

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/12/2026 1:07:51 PM
Certified Delivered	Security Checked	8/12/2026 1:08:34 PM
Signing Complete	Security Checked	8/12/2026 1:08:44 PM
Completed	Security Checked	8/12/2026 1:08:44 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Homeward (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Homeward:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: claire@homeward.com

To advise Homeward of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at claire@homeward.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Homeward

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to claire@homeward.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Homeward

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to claire@homeward.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Homeward as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Homeward during the course of your relationship with Homeward.