05-04-2026

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

EQUAL HOUSING OPPORTUNITY

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 1205 G St, Floresville, TX, 78114
(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? Unoccupied

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

Y Range	Y Oven	N Microwave
N Dishwasher	U Trash Compactor	U Disposal
Y Washer/Dryer Hookups	U Window Screens	U Rain Gutters
N Security System	Y Fire Detection Equipment	U Intercom System

If an interior security system monitor screen is present, the security system, sensors, and electronic door keypad will convey with the home. If no such screen is present, the security system and electronic door keypad will not convey and will be removed before closing, with the keypad lock replaced by a standard lock.

U Smoke Detector
U Smoke Detector-Hearing Impaired
U Carbon Monoxide Alarm
U Emergency Escape Ladder(s)

U TV Antenna	U Cable TV Wiring	U Satellite Dish
Y Ceiling Fan(s)	U Attic Fan(s)	Y Exhaust Fan(s)
Y Central A/C	N Central Heating	N Wall/Window Air Conditioning
Y Plumbing System	N Septic System	Y Public Sewer System
Y Patio/Decking	U Outdoor Grill	Y Fences
N Pool	U Sauna	N Spa U Hot Tub
N Pool Equipment	N Pool Heater	U Automatic Lawn Sprinkler System
N Fireplace(s) & Chimney (Wood burning)		N Fireplace(s) & Chimney (Mock)
Y Natural Gas Lines		U Gas Fixtures

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

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

Garage: U Attached U Not Attached U Carport

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

Water Heater: Y Gas N Electric

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

Roof Type: Asphalt Shingles Age: _____ (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): _____

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

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): Seller has never occupied this property. Smoke detector compliance status cannot be confirmed from available source data. Buyer is encouraged to verify compliance independently.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

* 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):

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

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)	Y 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
Y Previous Termite Treatment	N Urea-formaldehyde Insulation
N Improper Drainage	N Radon Gas
Y Water Damage Not Due to a Flood Event	N Lead Based Paint
N Landfill, Settling, Soil Movement, Fault Lines	U 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):
Per work order, HVAC indoor coil and condenser replaced. Kitchen - under-sink leak repaired. Kitchen - cabinet floor replaced. Kitchen - angle stops replaced. Secondary kitchen - angle stops replaced. Laundry room - washer outlet box replaced. Bathrooms - angle stops replaced. Utility room - floor drain cleared. Home perimeter - hose bibs replaced. Exterior fascia replaced. Exterior soffit replaced. Exterior doors replaced. Laundry room - exhaust fan replaced. Per work order, treated for termites. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

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

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).

NO

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

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):

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property where applicable as noted.

*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):

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.

Y 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.

N 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.

Y 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.

N 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):

Property is located in EVERGREEN UNDERGROUND WATER CONSERVATION DISTRICT GCD. No permit was pulled for the MIL suite, which includes a bathroom (electrical and plumbing).

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.

Authorized Signer on Behalf of
Opendoor Property Trust I

Brad Bonney 09/20/2026
Signature of Seller Date

Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date

Signature of Purchaser Date

TREC
TEXAS REAL ESTATE COMMISSION

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.

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

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: 1205 G St, Floresville, TX, 78114
(Street Address and City)

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: EVERGREEN UNDERGROUND WATER CONSERVATION DISTRICT

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 0
(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 any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

C. If the answer to 2B 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: _____

(Address of Property)

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 understandings governing access to the water: _____

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 3A(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.

Authorized Signer on Behalf of
Opendoor Property Trust I

Brad Bonney 09/20/2026

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.

Additional Property Information

PROPERTY ADDRESS

1205 G St, Floresville, TX, 78114

If an interior security system monitor screen is present, the security system, sensors, and electronic door keypad will convey with the home. If no such screen is present, the security system and electronic door keypad will not convey and will be removed before closing, with the keypad lock replaced by a standard lock.

x Brad Bonney

Authorized Signer on behalf of Opendoor Property Trust I

Date: 10/01/2026

The seller has made this page available in an effort to make the contents of this disclosure easier to read, as the current format of the seller disclosure itself does not leave adequate space to explain answers provided. The seller never occupied the property. The information being provided is context gleaned from previous seller inputs, visual assessment, work orders, and publicly available information. Some information from the sources noted could be conflicting and the seller encourages the buyer to obtain their own inspection to verify the details noted here.