 SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978. D. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warrantes in the probability repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any. D. Hotek and by the Property As Is. provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: D. Dot insert general phrases, such as "subject to inspections," that do not identify specific repairs and treatments: C. Do not insert general phrases, such as "subject to inspections," that do not identify specific repairs and treatments prior to the Closing Date and obtain any required by taw, are commercially engaged in the specific repairs and treatments must be performed by parsons who are licensed to privide such repairs or treatments. The robust of parket and obtain any required by taw, are commercially engaged in the specific repairs of the repairs or treatments. Seller shall: (1) provide Buyer with copies of dominated on providing such repairs or treatments. Seller shall: (1) provide buyer with copies of the repairs to Buyer accesses to park of a mark and the complete or any of the repairs or treatments. The olicity of the repairs or treatments for the repairs or treatments for a seller fails to complete any agreed repairs prior to the Cosing Date August and the complete the repairs or treatments for a seller fails to complete any agreed repairs prior to the Cosing Date August and the complete the repairs or treatments. F. Complete August and treatments in a seller fails to complete any agreed repairs prior to the Cosing Date August and the agreed to park of the repairs or treatments, this contreat will be refunded to Buyer. The cosing Date is and obtain	Contract Concerning TBD CR 292 Early, TX 76802 Page 5 of 11 11-07-2022 (Address of Property)	
 (Do not insert general phrases, such as "subject to inspections," that do not identify specific repairs and treatments.) E. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date and obtain any required puch repairs or treatments or. If no lineanse is required by the repairs or treatments or iteratments. Seller shall: (i) provide Buyer with copies of documentation from the repairs or streatments. Seller shall: (i) provide Buyer with copies of documentation from the repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repairs provide Buyer at closing. IT Seller fails to complete any agreed repairs provide the Closing Date, Buyer at Closing. The Arragraph 15 or extend the Closing Date buyer at closing. IT Seller fails to complete any agreed repairs provide the Closing Date, Buyer at Closing. The Hender required repairs or treatments, this obligated to pay for lender required repairs, which includes treatment for wood destroying insects. If the parties do not agreed to pay for the lender required repairs, or the cost of lender required repairs or the lender set. Buyer as closed of the closen set of the cost of lender required repairs or treatments, this contract will terminate and the arrasets money will be refunded to Buyer. If the cost of lender required repairs on treatments exceeds 5% of the Sales Price, Buyer may treatments, this contract will terminate and the arraset of any flooding of the Property which has had a material adverse should be used. G. NURONMENTAL MATTERS: Buyer is advised that the presence of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used. S. Seller II is O is not aware of any pending or threatenel litigation, condemnation, or special assessment affecting the Property. S. Seller II is II is not aware of any pending or threaten	 C. SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required to Federal law for a residential dwelling constructed prior to 1978. D. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7D(1) or (2) doe not preclude Buyer from inspecting the Property under Paragraph ZA, from negotiating repairs of treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any. (Check one box only) (1) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the Property As Is provided Seller, at Seller's expense, shall complete the Property and Seller's expense. 	th in es or on
 should be used. H. SELLER'S DISCLOSURE: (1) Seller is 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 is not aware of any environmental hazards that materially and adversely affect the Property. (4) Seller is is is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property. (5) Seller is is is not aware of any threatened or endangered species or their habitat affecting the Property. (6) Seller is is is not aware of any threatened or endangered species or their habitat affecting the Property. (7) Seller is is is not aware of any threatened or endangered species or their habitat affecting the Property. (7) Seller is is is not aware of any of the items above. explain (attach additional sheets if necessarv): N/A I. RESIDENTIAL SERVICE CONTRACTS: Buyer may purchase a residential service contract from a provider or administrator licensed by the Texas Department of Licensing and Regulation. If Buyer purchases a residential service contract, seller shall reimburse Buyer at closing for the cost of the residential service contract for the scope of coverage, exclusions and limitations. The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas. J. GOVERNMENT PROGRAMS: The Property is subject to the government programs listed below or on the attached exhibit: Seller shall provide Buyer with copies of all governmental program agreements. Any allocation or proration of payment under governmental programs is made by separate agreement between the property is which will survive closing. 	 specific repairs and treatments.) E. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shat complete all agreed repairs and treatments prior to the Closing Date and obtain any required permits. The repairs and treatments must be performed by persons who are licensed to provid such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work and payment for the wor completed; and (ii) at Seller's expense, arrange for the transfer of any transferable warranties wit respect to the repairs to Buyer at closing. If Seller fails to complete any agreed repairs prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date us to 5 days if necessary for Seller to complete repairs. F. LENDER REQUIRED REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, neither part is obligated to pay for lender required repairs, which includes treatment for wood destroyin insects. If the parties do not agree to pay for the lender required repairs or treatments, the contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer. G. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances including asbestos and wastes or other environmental hazards, or the presence of a threatened of endagered species or its habitat may affect Buyer's intended use of the Property. If Buyer 	aldeeofkhop yoset sois
 residential service contract in an amount not exceeding \$ Buyer should review any residential service contract for the scope of coverage, exclusions and limitations. The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas. J. GOVERNMENT PROGRAMS: The Property is subject to the government programs listed below or on the attached exhibit: Seller shall provide Buyer with copies of all governmental program agreements. Any allocation or proration of payment under governmental programs is made by separate agreement between the parties which will survive closing. 8. BROKERS AND SALES AGENTS: 	 should be used. 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 is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property. (3) Seller is is is not aware of any environmental hazards that materially and adverse affect the Property. (4) Seller is is is not aware of any wetlands, as defined by federal or state law or regulation or previously located on the Property. (5) Seller is is not aware of any threatened or endangered species or their habitat affecting the Property. (6) Seller is is not aware that the Property is located is wholly 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) 	se al lly w n, ng
8. BROKERS AND SALES AGENTS:	any residential service contract in an amount not exceeding \$ Buyer should revie any residential service contract for the scope of coverage, exclusions and limitations. Th purchase of a residential service contract is optional. Similar coverage may be purchase from various companies authorized to do business in Texas. J. GOVERNMENT PROGRAMS: The Property is subject to the government programs listed below of	ew ne ed
A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable:	8. BROKERS AND SALES AGENTS: A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales ager who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity i which the broker or sales agent owns more than 10%, or a trust for which the broker or sale agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse parent or child is a beneficiary, to notify the other party in writing before entering into a contract	
B. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements. Initialed for identification by Buyer and Seller TREC NO. 25-15		