



SELLER'S DISCLOSURE OF PROPERTY CONDITION

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 10616 MELLOW MEADOWS LN AUSTIN (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 [X] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? NEVER

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

- List of property items with checkboxes: Range, Dishwasher, Washer/Dryer Hookups, Security System, TV Antenna, Ceiling Fan(s), Central A/C, Plumbing System, Patio/Decking, Pool, Pool Equipment, Fireplace(s) & Chimney (Woodburning), Gas Lines (Nat./LP), Garage: Attached/Not Attached, Garage Door Opener(s): Electronic/Controls, Oven, Trash Compactor, Window Screens, Fire Detection Equipment, Smoke Detector, Smoke Detector-Hearing Impaired, Carbon Monoxide Alarm, Emergency Escape Ladder(s), Cable TV Wiring, Attic Fan(s), Central Heating, Septic System, Outdoor Grill, Sauna, Pool Heater, Water Heater: Gas/Electric, Microwave, Disposal, Rain Gutters, Intercom System, Satellite Dish, Exhaust Fan(s), Wall/Window Air Conditioning, Public Sewer System, Fences, Spa Hot Tub, Automatic Lawn Sprinkler System, Fireplace(s) & Chimney (Mock), Carport, Water Supply: City/Well/MUD/Co-op

Roof Type: Composition Age: 5 yrs (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 [X] Unknown If yes, then describe. (Attach additional sheets if necessary):

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? [X] Yes [ ] No [ ] Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

Handwritten signature

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.

- Interior Walls
- Exterior Walls
- Roof
- Walls/Fences
- Plumbing/Sewers/Septics
- Other Structural Components (Describe) \_\_\_\_\_
- Ceilings
- Doors
- Foundation/Slab(s)
- Driveways
- Electrical Systems
- Floors
- Windows
- Basement
- Sidewalks
- Lighting Fixtures

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.

- Active Termites (includes wood destroying insects)
- Previous Termite Treatment
- Water Penetration
- Previous Structural or Roof Repair
- Urea-formaldehyde Insulation
- Aluminum Wiring
- Landfill, Settling, Soil Movement, Fault Lines
- Previous Use of Premises for Manufacture of Methamphetamine
- Termite or Wood Rot Damage
- Needing Repair
- Previous Flooding
- Located in 100-Year Floodplain
- Hazardous or Toxic Waste
- Radon Gas
- Previous Fires
- Previous Termite Damage
- Improper Drainage
- Present Flood Insurance Coverage
- Asbestos Components
- Lead Based Paint
- Unplatted Easements
- Subsurface Structure or Pits

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, then describe. (Attach additional sheets if necessary)

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

- 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.
- Homeowners' Association or maintenance fees or assessments.
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits directly or indirectly affecting the Property.
- Any condition on the Property which materially affects the physical health or safety of an individual.

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

7. 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.

02/25/2009   
Date Signature of Seller  
**OUR VENTURE TEXAS, LP**

\_\_\_\_\_  
Date Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

\_\_\_\_\_  
Date Signature of Purchaser

\_\_\_\_\_  
Date Signature of Purchaser