

Lucky Money Real Estate Supplemental Seller's Disclosure

Property Address:

4301 Windswept Drive, Montgomery, TX 77356

This Supplemental Seller's disclosure is required to be executed by all parties of transactions for listings by all associates of Lucky Money Real Estate. It is an addition to the listing contract and is not a substitution for the Seller's Disclosure provided by the Texas Real Estate Commission or Texas Association of REALTORS.

Seller(s) shall answer each of the following questions. The answers shall be based not only on personal knowledge of Seller(s) but also by second-hand knowledge obtained by Seller(s) from any source. If any of the questions below are answered "Yes", then explain your answers in the spaces provided under each question. Use additional sheets if necessary.

- Do you know if there any been any recent or prior occurrences of water penetration on the property? For purposes of this question, "water penetration" means the intrusion of exterior water into and/or through the walls, roof or foundation of the structures on the property, and intrusion of water into the interior of any structure resulting from a leak, broken fixture or pipe, floods, rising water of any source, or similar source.
 Yes No

If Yes, approximately when? _____

What was the issue? _____

Was the issue corrected by an insured professional? _____

Is there a transferrable warranty for the repair? _____

Was there an insurance claim for the damage? Yes No

If the issue was not corrected, repaired, or replaced by an insured and licensed professional, please explain: _____

- Has there ever been any visible mold or mildew anywhere on the property?
 Yes No

If Yes, approximately when? _____

Where was the issue? _____

Was mold remediation completed? Yes No

If Yes, please provide all information and certification for Mold Remediation.

Is there a transferable warranty? Yes No

Buyer(s) Initials:

Seller(s) Initials:  



- 3. Do you know if there are any insurance claims related or pending on the property during the past 5 (five) years? Yes No

If yes, please provide details: _____

- 4. Are you aware of any improper drainage anywhere on the property? Yes No

If yes, please provide details: _____

- 5. Do you know if any of the current or previous owners ever protested the appraised value of the property with the applicable district based on an alleged defect of the property or condition in need of repairs? Yes No

If yes, please provide details: _____

- 6. Do you know if any if any of the structure on the property is clad with Exterior Insulation Finishing System (“EIFS”) or “synthetic stucco”? Yes No

If yes, please provide details: _____

- 7. Are you aware of any previous stucco repair completed on the property or are you aware of any issues related to the stucco on your property. Yes No N/A

If yes, please provide details: _____

- 8. Do you have any Seller’s Disclosures notices executed by any previous owners of the property? Yes No

If yes, please provide all dates and attached copies of all notices available. _____

- 9. Seller(s) have camera and security devices installed throughout the property. Agent(s) and buyer(s) who tour the property are advised that seller’s may be able to access the devices at any time. Yes No

Buyer(s) Initials: Seller(s) Initials: 

