



# SAN ANTONIO BOARD OF REALTORS®, INC.

9110 IH 10 WEST, SAN ANTONIO, TEXAS 78230

## RESIDENTIAL LOT SELLERS DISCLOSURE NOTICE

To Be Completed By The Seller For Residential Lots



THIS FORM IS FURNISHED BY THE SAN ANTONIO BOARD OF REALTORS® FOR USE BY ITS MEMBERS. USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF A BOARD/ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

Concerning the Property at:

LOT 26 RIVERWOOD BOERNE, TX 78006  
(Property Address)

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, seller's agents, or any other agent.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

Y N U  
☐ ☐ ☒

- Located in 100-Year Flood plain
- Present Flood Insurance
- Previous Flooding onto the Property
- Soil Movement
- Surface Structures or Pits
- Underground Storage Tanks
- Wetlands on Property
- Diseased Trees

Y N U  
☐ ☒ ☐  
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- Endangered Species/Habitat on Property
- Fault Lines
- Hazardous or Toxic Waste
- Intermittent or Weather Springs
- Landfill
- Lead-Based Paint Hazards
- Radon Gas

If you answered yes to any of the above, please explain:

B. General Information:

Is the Seller aware of any of the following:

Y N U  
☐ ☒ ☐  
☐ ☒ ☐  
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1. Features of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect of the Property.
2. Any encroachments, easements or similar matters that may affect the Property.
3. Any zoning violations, nonconforming uses or violation of "setback" requirement.
4. Deed restrictions or obligations affecting the Property.
5. Any lawsuits against the Seller threatening to or affecting the Property.
6. Any notices of abatement or citations against the Property.
7. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?

\_\_\_\_\_ yes \_\_\_\_\_ no; If yes, explain: \_\_\_\_\_

☐ ☒ ☐  
☐ ☒ ☐

8. Any tax exemptions(s) which you (Seller) currently claim for the Property. If yes, list: \_\_\_\_\_
9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Initialed for Identification by: Buyer [Signature] Seller \_\_\_\_\_

SABOR Form 550 08-03-98 Residential Lots Sellers Disclosure Notice

Keller Williams Realty 2338 N. Loop 1604 W. Suite 120 San Antonio, TX 78248

Phone: 210.493.3030

Fax:

Hank Braunstein

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Concerning the Property at: LOT 28 RIVERWOOD BOERNE, TX 78006

Mark below: (Y) for Yes (N) for No (U) for Unknown

Y ☒ N ☐ U ☐

10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: \$ \_\_\_\_\_

☒ Mandatory ☐ Voluntary Name of Association: Cordillera Ranch HOA

Manager's Name: \_\_\_\_\_

Due: \_\_\_\_\_ Monthly \_\_\_\_\_ Quarterly \$ 2,050.00 Annually

Any unpaid fees or assessments for the Property: \_\_\_\_\_ Yes ☒ No ☐

If yes, amount \$ \_\_\_\_\_

☐ ☒ ☐ 11. Municipal Utility District which has any authority over the Property; If yes, Name of District: \_\_\_\_\_

If you answered yes to any of the above, please explain: \_\_\_\_\_

### C. UTILITIES AVAILABLE:

Mark (A) for Available (O) on site (U) Unknown

A ☒ O ☐ U ☐

☒ Water System ☐ City ☐ Well ☒ Municipal ☐ Private

☒ Natural Gas

☒ Electric

☒ Telephone

☒ Sewer System

☒ Cable T.V.

☐ Other \_\_\_\_\_

☐ None

IF WELL ON PROPERTY: approximate depth \_\_\_\_\_ well extends into \_\_\_\_\_ (name of water source). The well ☐ does ☐ does not need repair, if so, explain: \_\_\_\_\_

IF SEPTIC SYSTEM: In Place \_\_\_\_\_ Required \_\_\_\_\_ Allowed \_\_\_\_\_ Not Allowed \_\_\_\_\_

Signature of Seller

Date

Signature of Seller

Date

NOTICE TO BUYER: Listing Broker, Michael Glover, and Other Broker, X advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date