



Briggs Freeman | Sotheby's INTERNATIONAL REALTY

# OFFER GUIDELINES

**6766 Northaven Road, Dallas, TX 75230**

**MLS # -----**

**Questions – Call/Text: Jason Clark 662.279.9191**

**Submit Offer To: [jclark@briggsfreeman.com](mailto:jclark@briggsfreeman.com)**

**Email Offer Subject: Offer for 6766 Northaven Road (75230)**

*Thank you for your interest in making an offer on this listing. Please know that I will confirm receipt of your offer via email. Please allow for at least 24 hours after your offer is submitted for review.*

<b>SELLER:</b>	Quan B Nguyen, Trang Nguyen		
<b>EXCLUSIONS:</b>	N/A		
<b>LISTING AGENT:</b>	Jason Clark (0722788)	<a href="mailto:jclark@briggsfreeman.com">jclark@briggsfreeman.com</a>	662-279-9191
<b>BROKERAGE:</b>	Briggs Freeman Sotheby's International Realty (0287843) 6130 La Vista Drive SUITE 150, Dallas, TX 75214		214-351-7100
<b>SUPERVISOR</b>	Angela Thornhill (417312)	<a href="mailto:athornhill@briggsfreeman.com">athornhill@briggsfreeman.com</a>	214-351-7100
<b>TITLE COMPANY:</b>	Momentous Title		214-775-3611
	3131 Turtle Creek Blvd Ste 100, Dallas, TX 75219		
<b>ESCROW OFFICER:</b>	Randy Ramirez	<a href="mailto:raramirez@momentoustitle.com">raramirez@momentoustitle.com</a>	
<b>EARNEST MONEY:</b>	Recommended at least 1% of sale's price or above		
<b>POSSESSION:</b>	Upon Closing and Funded		
<b>NOTICES:</b>	BUYER: Please complete buyers info on PG 9, PARA 21		
<b>FINANCING:</b>	Attach Lender Letter* or Proof of Funds ** A pre-approval letter rather than a pre-qualification letter from a reputable local lender is preferred.** ** LIST OF LENDERS AVAILABLE UPON REQUEST.**		
<b>HOME WARRANTY:</b>	<b>SELLER WILL PURCHASE BUYER HOME WARRANTY</b> Through: ACHOSA ( <a href="http://www.achosaw.com">www.achosaw.com</a> ), Robyn DiPasquale, email <a href="mailto:RobynD@achosahw.com">RobynD@achosahw.com</a>		214-668-9786
<b>**IN CONTRACT PUT IN:</b>	<b>SECTION 7(H). Property Condition (Residential Service Contract) AMOUNT \$ <u>700.00</u></b>		
<b>SURVEY &amp; T-47</b>	<b>BUYER will need to have a NEW SURVEY done</b>		
<b>OTHER ADDENDA:</b>	Seller's Disclosure ( <i>signed by buyer(s)</i> ) <b><i>Affiliated Business Disclosure Statement</i></b> Sources of Square Footage, Dimensions, and Acreage Form ( <i>signed by buyer(s) AND agent</i> )		

**\*\*IN CONTRACT CHECK:** 6. (E). TITLE NOTICES (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S):  
The Property [ ] is [ X ] not subject to a mandatory membership in a property owners association(s)



### SOURCES OF SQUARE FOOTAGE, DIMENSIONS AND ACREAGE FORM

(Required for all Briggs Freeman Sotheby's International Realty listings)

The property at 6766 Northaven Road, Dallas, TX, USA (address) ("Property") is being marketed as having 4,437 Square Feet (air conditioned and livable) based on an estimated square footage measurement provided by DCAD (Dallas County Appraisal District) OR if the Property is being marketed as land or a lot as having Dimensions or Acreage of \_\_\_\_\_ ("Marketed Size") based on a measurement provided by \_\_\_\_\_.

In addition to the sources and sizes at which the Property is being marketed, other known sources and sizes include:

SIZE	SOURCE
<u>4,437</u>	<u>DCAD (Dallas County Appraisal District)</u>
<u>4,437</u>	<u>MLS Listing No. 21031520</u>

All undersigned parties acknowledge that not all existing measurement sources for the property may be known and listed on this form, additional measurements may be obtained during the course of the transaction for the sale of the Property, and a property can have differing measurements and that a difference in size may affect the property value.

Any undersigned party is recommended to have a third party verify the square footage, dimensions and/or acreage of the Property if the undersigned has a concern about the accuracy thereof.

The undersigned parties acknowledge that neither Briggs Freeman Sotheby's International Realty ("BFSIR"), nor its associate(s), nor the broker or associate(s) representing the prospective buyer(s) ("Buyer's Broker") makes any warranty or representation regarding, or has created or verified, the above the Marketed Size of the Property.

This Sources of Square Footage, Dimensions and Acreage Form ("Form") is being executed in advance of or simultaneous with the negotiation and execution of a contract for sale and purchase, and will be attached to such contract.

_____	_____	Signed by:		2/6/2026
Buyer	Date	Seller		Date

_____	_____	DocuSigned by:		2/6/2026
Buyer	Date	Seller		Date

_____	<u>Briggs Freeman Sotheby's International Realty</u>
Buyer's Broker (please print brokerage name)	Listing Broker

_____	_____	DocuSigned by:		2/4/2026
Buyer's Broker's Authorized Associate	Date	Listing Broker's Authorized Associate		Date

Briggs  
Freeman

**Sotheby's** **AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**  
INTERNATIONAL REALTY

To: \_\_\_\_\_ (Buyer)

Quan B Nguyen, Trang Nguyen \_\_\_\_\_ (Seller)

From: Briggs Freeman Sotheby's Int'l \_\_\_\_\_

Property Address: 6766 Northaven Road, Dallas, TX, USA \_\_\_\_\_

Date: \_\_\_\_\_

This is to give you notice that Briggs/Freeman Real Estate Brokerage, LLC dba Briggs Freeman Sotheby's International Realty ("BFSIR") has a business relationship with Momentous Title of Texas, LLC ("MTT") and Select Lending Services ("SLS"). BFSIR has a 43.4% ownership interest in MTT and a 50% ownership interest in SLS. In addition, be advised that BFSIR has entered into service and referral agreements with American Home Shield Corporation, ACOSHA Home Warranty, LLC, Cinch Home Warranty Services, Change My Utilities, LLC dba My Utilities, NFP Property & Casualty Services Inc., LLC and Gill, Denson & Company, LLC. BECAUSE OF THESE RELATIONSHIPS, THESE REFERRALS MAY PROVIDE BFSIR WITH A FINANCIAL OR OTHER BENEFIT.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the purchase, sale, financing, or refinancing of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO USE ANY OTHER SERVICE PROVIDER AND TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

**TITLE INSURANCE SERVICES**

MTT is a licensed title insurance agency in the State of Texas and provides title insurance and closing services in connection with real estate transactions. The table below lists cost estimates of various settlement services offered by MTT.

**MORTGAGE SERVICES**

SLS is a licensed mortgage originator in the State of Texas that originates a wide range of mortgage products. Closing costs vary based upon the type of mortgage requested. The table below lists the estimated range of charges for obtaining a mortgage loan from SLS. Certain other charges will be imposed by SLS that are paid to non-affiliated service providers. Such other charges will vary according to the circumstances of the loan, the value of the property, and other factors. These charges will be disclosed and explained to you by SLS.

<u>SERVICE PROVIDER</u>	<u>SETTLEMENT SERVICE</u>	<u>CHARGE/RANGE OF CHARGES</u>
MTT	<i>Escrow Fee</i>	\$675 per side for residential transactions or \$800 for commercial transactions, including fees for recording and tax certification.
	<i>Lender's Policy</i>	\$100 if issued simultaneously with owner's policy; otherwise, rates are calculated in the same manner as the owner's policy.
	<i>Owner's Policy</i>	Premium amount varies and is set by the Texas State Board of Insurance. \$328 - \$832 for policy values of \$100,000 and under; \$832 - \$2,940 for policy values of \$100,001 to \$500,000; \$2,940 - \$5,575 for policy values of \$500,001 to \$1,000,000; \$5,575 - \$7,740 for policy values of \$1,000,001 to

\$1,500,000. For policy values over \$1,500,000, ask your agent for an estimate.

SERVICE PROVIDER	SETTLEMENT SERVICE	CHARGE/RANGE OF CHARGES
SLS	<i>Loan Origination Discount Processing Administration Fee</i>	0 – 1% of Loan Amount 0 – 3% of Loan Amount \$550 \$1,245
CINCH HOME SERVICES HOME WARRANTY	<i>Home Warranty Service</i>	\$444 - \$1,444 depending on property and coverage options selected
AMERICAN HOME SHIELD CORPORATION	<i>Home Warranty Service</i>	\$475 - \$1,670 depending on property and coverage options selected
ACOSHA HOME WARRANTY, LLC	<i>Home Warranty Service</i>	\$500 - \$2,400 depending on property and coverage options selected
CHANGE MY UTILITIES, LLC DBA MY UTILITIES	<i>Utility Coordination Services</i>	No charge for services to consumer
NFP PROPERTY & CASUALTY SERVICES, INC., LLC	<i>Homeowners Insurance, Flood Insurance, Other Personal Insurance Products</i>	The cost of homeowners insurance, flood insurance and/or personal insurance products varies depending on several factors, including but not limited to: size, value, and age of the structures, geographical location, construction type, value of contents, intended use and credit scores.
GILL, DENSON & COMPANY, LLC	<i>Property Tax Appeal Services</i>	The cost is 25% of the tax savings only if your property taxes are reduced. There is no minimum fee. Applies to all property types in every Texas county.

### ACKNOWLEDGEMENT

I/We have read this disclosure form and understand that BFSIR and its agents may refer me/us to purchase the above-described settlement services and that BFSIR may receive a financial or other benefit as the result of these referrals.

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Seller Signature **Quan B Nguyen**

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Seller Signature **Trang Nguyen**

\_\_\_\_\_  
(Date)



## SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 6766 Northaven Road, Dallas, TX 75230, USA

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  May 31, 2025 (approximate date) or  never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop		X	
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain	X		
Gas Fixtures	X		
Liquid Propane Gas:		X	
-LP Community (Captive)			X
-LP on Property			X

Item	Y	N	U
Natural Gas Lines	X		
Fuel Gas Piping:			X
-Black Iron Pipe			X
-Copper			X
-Corrugated Stainless Steel Tubing			X
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill	X		
Patio/Decking	X		
Plumbing System	X		
Pool	X		
Pool Equipment	X		
Pool Maint. Accessories		X	
Pool Heater	X		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna			X
Smoke Detector	X		
Smoke Detector – Hearing Impaired	X		
Spa	X		
Trash Compactor			X
TV Antenna			X
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat		X		if yes describe: _____
Oven	X			number of ovens: <u>2</u> <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>2</u> number of remotes: <u>4</u>
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____

Initial DS

6766 Northaven Road, Dallas, TX 75230, USA

Concerning the Property at \_\_\_\_\_

Solar Panels		X	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X		<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		X	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)		X	if yes, describe: _____
Underground Lawn Sprinkler	X		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front Yard
Septic / On-Site Sewer Facility		X	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by:  city  well  MUD  co-op  unknown  other: \_\_\_\_\_

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: METAL Age: 6 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  yes  no  unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		X	Floors		X	Sidewalks		X
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors		X	Interior Walls		X	Windows		X
Driveways		X	Lighting Fixtures		X	Other Structural Components		X
Electrical Systems		X	Plumbing Systems		X			
Exterior Walls		X	Roof		X			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N	Condition	Y	N
Aluminum Wiring		X	Radon Gas		X
Asbestos Components		X	Settling		X
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		X	Soil Movement		X
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		X
Hazardous or Toxic Waste		X	Unplatted Easements		X
Improper Drainage		X	Unrecorded Easements		X
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill		X	Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards		X	Wetlands on Property		X
Encroachments onto the Property		X	Wood Rot		X
Improvements encroaching on others' property		X	Active infestation of termites or other wood destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI		X
Historic Property Designation		X	Previous termite or WDI damage repaired		X
Previous Foundation Repairs		X	Previous Fires		X

Concerning the Property at \_\_\_\_\_

6766 Northaven Road, Dallas, TX 75230, USA

Previous Roof Repairs		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  partly in a floodway.
- Located  wholly  partly in a flood pool.
- Located  wholly  partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

Flood insurance as part of the properties insurance policy  
\_\_\_\_\_  
\_\_\_\_\_

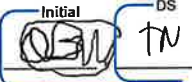
**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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.

Initial DS  


Concerning the Property at 6766 Northaven Road, Dallas, TX 75230, USA

"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 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.

**Section 6. 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): \_\_\_\_\_

\*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).

**Section 7. 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): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
 Name of association: \_\_\_\_\_  
 Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are:  mandatory  voluntary  
 Any unpaid fees or assessment for the Property?  yes (\$ \_\_\_\_\_)  no  
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
 Any optional user fees for common facilities charged?  yes  no If yes, describe: \_\_\_\_\_
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- 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.

Concerning the Property at 6766 Northaven Road, Dallas, TX 75230, USA

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?**  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- Homestead  Senior Citizen  Disabled
- Wildlife Management  Agricultural  Disabled Veteran
- Other: \_\_\_\_\_  Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**  yes  no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?**  yes  no If yes, explain: \_\_\_\_\_

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

*\*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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  <sup>Initial</sup>  <sup>DS</sup>

Concerning the Property at 6766 Northaven Road, Dallas, TX 75230, USA

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signed by: [Signature] 2/12/2026  
Signature of Seller Date

DocuSigned by: Trang Nguyen 2/16/2026  
Signature of Seller Date

Printed Name: Quan B Nguyen

Printed Name: Trang Nguyen

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Ambit Energy  
 Sewer: City of Dallas  
 Water: City of Dallas  
 Cable: n/a  
 Trash: City of Dallas  
 Natural Gas: Atmos Energy  
 Phone Company: n/a  
 Propane: n/a  
 Internet: Spectrum

phone #: 877-282-6248  
 phone #: 214-651-1441  
 phone #: 214-651-1441  
 phone #: -----  
 phone #: 214-651-1441  
 phone #: 888-286-6700  
 phone #: -----  
 phone #: -----  
 phone #: 866-675-9447

Initial DS  
QB TN

Concerning the Property at 6766 Northaven Road, Dallas, TX 75230, USA

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers 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.

The undersigned Buyer acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Initial DS  
[Handwritten initials] TN