

Seller's Disclosure Notice

LISTINGS | TXR 1406

FITZ & CO. REAL ESTATE

Seller's Disclosure Notice

TXR 1406

Listing Addenda & Related Forms

What this form is for

Designed to be used to comply with § 5.008 of the Texas Property Code requiring a seller of not more than one residential dwelling to deliver such notice to the buyer on or before the effective date of a contract. Complies with paragraph 7 of many of the TREC contract forms. It is suggested to ask seller to complete the notice at the time of listing. May need to be updated if property condition changes or seller later becomes aware of any defect. Refer to § 5.008 to determine if the notice (whether residential or farm and ranch property) is required for any specific transaction.

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

Property and party information

Identify the correct property and the person making the disclosure or certification.

Complete the factual statements and elections

Answer each applicable question or checkbox from the signer's actual knowledge and the records available to that person.

Attach referenced records

If the form calls for reports, leases, association documents, or other records, deliver the referenced material with the form when required.

Acknowledgment and signatures

Complete all required acknowledgments, dates, and signatures so the file shows who provided and received the information.

Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

Exclusive Right to Sell

TXR 1101

Review when: Commonly connected to Exclusive Right to Sell when the facts described for this form apply.

Update to Seller's Disclosure Notice

TXR 1418

Review when: Use the update form if the seller later becomes aware of new information after completing the Seller's Disclosure Notice.

Texas REALTORS® form access

This is an educational guide. Access the current TXR form through your authorized Texas REALTORS® forms provider or brokerage forms system.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fit & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.