

SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

Regarding: 20 Maple Bend Rd Winchester, TN 37398

PROPERTY ADDRESS

Pursuant to T.C.A. § 47-18-104(b), effective July 1, 2006, in transfers involving a dwelling with a waste disposal septic system as follows:

SECTION 1. Tennessee Code Annotated, Section 47-18-104(b), is amended by adding the following language as a new, appropriately designated subdivision:

(A) Knowingly advertising or marketing for sale a residence as having more bedrooms than are permitted by the residence's subsurface sewage disposal system permit, as defined in § 68-221-402, unless prior to the execution of any sales agreement the permitted number of bedrooms is disclosed in writing to the buyer.

(B) If a residence is marketed for sale as having more bedrooms than are permitted by the subsurface sewage disposal system permit and no disclosure of the actual number of bedrooms permitted occurs prior to the execution of a sales agreement, then the buyer shall have the right to rescind the sales agreement and may recover treble damages as provided in § 47-18-109.

(C) A subsurface sewage disposal system permit issued in the name of the owner of the residence shall serve as constructive notice to that owner of the residence and that owner's real estate agent for the purpose of establishing knowledge as to the number of bedrooms of the residence for the purpose of finding a violation of this subdivision.

The owner of this residential property discloses the following:

☐ According to the subsurface sewage disposal system permit issued for this property, this property is permitted for 3 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and is attached to this disclosure.

☐ I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the appropriate governmental permitting authority. However, I/We were informed that such permit ☐ could not be located, OR ☐ was destroyed, OR ☐ a permit was not issued for this property. As a result, I/We do not have any knowledge as to the number of bedrooms this property has been permitted.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate:

Seller Gene Plomnick 7-3-08 Donna Plomnick
Date Seller Date

Agent _____ Date _____

I/We acknowledge receiving the information contained in this disclosure and any document attached hereto. I/We further acknowledge that we may consult with an inspector / expert if we have any questions regarding this property's subsurface sewage disposal system.


Buyer _____ Date _____

Buyer

Date

Agent _____ Date _____

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its content except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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F84 Subsurface Sewage Disposal System Permit Disclosure

Modified 6/30/2006

SEPTIC SYSTEM DISCLOSURE

A residence has to have a subsurface sewage disposal system permit in the State of Tennessee in order to have a septic system. A subsurface sewage disposal system permit will state how many bedrooms the septic system will handle. This form will serve as notice to the buyer that the seller is selling this home as a 3 bedroom home and to the best of the seller's knowledge the septic system has been approved for a 3 bedroom home.

I/we have carefully read this notice and have been made aware that it is my responsibility as an informed Buyer to seek answers regarding the Waste Disposal Systems. The county where the house is located should have the permit on file or can advise the Buyer regarding the septic system.

Paul Proemel
Sellers Signature

Date

James Thomas Jr
Buyers Signature

Date

Sellers Signature

Date

Buyers Signature

Date