

## LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement is designed to assist the Seller in providing information about the Property that is being transferred. This completed form constitutes the disclosure by the Seller. The information contained in the disclosure is the representation of the owner and not the representations of the listing real estate broker, the selling real estate broker and their respective licensees or sales persons, if any. This is not a warranty or a substitute for any professional inspections or warranties that the Buyer may wish to obtain. Buyers and Sellers should be aware that any sales agreement executed between the parties will supersede this form as to any obligations on the part of the Seller to correct items identified below and/or the obligation of the Buyer to accept such items "AS IS."

### INSTRUCTIONS TO THE SELLER

Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property.

PROPERTY ADDRESS HECO TRAIL CITY MONTGOMERY TN.

SELLER'S NAME(S) GERALD & DORLESS Easley

DATE SELLER ACQUIRED THE PROPERTY \_\_\_\_\_

IF THE ANSWER TO ANY OF THE QUESTIONS LISTED BELOW IS "YES", PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.

YES NO UNKNOWN

### 1. SOIL, TREES, DRAINAGE AND BOUNDARIES:

- |                                                                                                                                     |                                     |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 19 (a) Is there or will there be any fill (other than foundation backfill) on the Property?                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20 (b) Are there mine shafts or wells (in use or abandoned)?                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 21 (c) Are you aware of any past or present sliding, settling, earth movement, upheaval or earth stability/expansive soil problems? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 22 (d) Is the Property or any part thereof located in a flood zone?                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 23 (e) Are you aware of any past or present drainage or flooding problems?                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 24 (f) Are you aware of any past or present diseased or dead trees?                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25 (g) Are you aware of any past or present encroachments, boundary line disputes, leases or unrecorded easements?                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 26 (h) Has the Property been tested for soil and/or percolation?                                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 27 (i) Has the Property been evaluated for subsurface sewage disposal system?                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 28 If yes, attach copy of test results.                                                                                             |                                     |                                     |                                     |
| 29 (j) Has the Property been surveyed to establish boundary lines?                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 30 Are the corner stakes in place and visible?                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 31 If yes, attach copy of survey.                                                                                                   |                                     |                                     |                                     |

### 2. TOXIC/FOREIGN SUBSTANCES:

- |                                                                                                                                                                                                                                                                       |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 32 (a) Are you aware of any underground tanks, toxic substances, tires, appliances, garbage, foreign and/or unnatural materials, asbestos, polychlorinated biphenyl (PCB's), ureaformaldehyde, methane gas, or radioactive radon on the Property (structure or soil)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|



40 (b) Has the Property been tested for radon or any other toxic substance including ☐ ☐ ☒  
41 Phase I testing?

42 **3. THE PROPERTY:**

43 (a) Consists of no less than 14 acres and the current zoning is R  
44 (b) Will conveyance of this Property include all mineral, oil and timber rights? ☐ ☒ ☐  
45 (c) Are there any governmental allotments committed? ☐ ☐ ☒  
46 (d) Have any licenses or usage permits been granted for but not limited to, crops, ☐ ☒ ☐  
47 mineral, water, grazing, timber, usage rights to hunters, fishermen, or others?  
48 (e) Crop Rotation Program (CRP)? ☐ ☒ ☐

49 **4. COVENANTS, FEES AND ASSESSMENTS:**

50 (a) Is or will the Property be part of a condominium or other community association? ☐ ☒ ☐  
51 (b) Is there any defect, damage or problem with any common elements/area that ☐ ☒ ☐  
52 could affect the value or desirability?  
53 (c) Is or will it be subject to covenants, conditions and restrictions (CC&R's)? ☐ ☒ ☐  
54 (d) Is there an Association Fee? If "YES" what amount \$         , per year ☒ ☐ ☐  
55 (e) Is or will the Association Fee be mandatory? ☒ ☐ ☐  
56 (f) Is there an Initiation Fee? If "YES" what amount \$          ☐ ☐ ☐  
57 (g) Are there any special assessments approved but unpaid by the association? ☐ ☐ ☒  
58 (h) Are there any special association assessments under consideration? ☐ ☐ ☒  
59 (i) Is there any condition or claim, which may result in an increase in assessments ☐ ☒ ☐  
60 or fees?

61 (j) Does or will the Association Fee include: (The unchecked items are not included or unknown.)

62 ☐ Exterior Building Maintenance ☒ Reserve Fund ☐ Gas ☐ Cable  
63 ☐ Exterior Liability ☒ Road Maintenance ☐ Electricity ☐ Swim  
64 ☒ Common Grounds Maintenance ☒ Security ☐ Water ☐ Tennis  
65 ☐ Pest and Termite Control ☐ Garbage ☐ Sewer ☐ Other         

66 **5. OTHER MATTERS:**

67 (a) Do you know of any violations of local, state or federal laws, codes, regulations, ☐ ☒ ☐  
68 or nonconforming use with respects to the Property?  
69 (b) Have you received notice by any governmental or quasi-governmental agency ☐ ☒ ☐  
70 affecting the Property including but not limited to road changes, zoning  
71 changes, assessments, etc.?  
72 (c) Is there any existing or threatened legal action affecting the Property? ☐ ☒ ☐  
73 (d) Is there any system or appliance on the Property which is leased or has a fee ☐ ☒ ☐  
74 associated with its use?  
75 (e) Are there any private or non-dedicated roadways for which owner may have ☐ ☒ ☐  
76 financial responsibility?  
77 (f) Have there been any inspections or evaluations on the Property during the ☒ ☐ ☐  
78 previous year?



	YES	NO
79		
80	6. UTILITIES:	
81	(A) Electricity	(Seller Initials) <u>✓ MRS</u>
82	(B) Natural Gas	<u>✓ MRS</u>
83	(C) Telephone	<u>✓ MRS</u>
84	(D) Cable Television	<u>MRS</u>
85	(E) Garbage Collection	<u>MRS</u>
86	(F) Public Sewer	<u>MRS</u>
87	(G) Public Water	<u>✓ MRS</u>
88	(H) Other	
89	7. ADDITIONAL EXPLANATION OR DISCLOSURES:	
90		
91		
92		
93		
94		

95 8. SELLER'S REPRESENTATION

96 In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with

97 respect to the condition of the property is accurate and complete as of the date signed by Seller. It is not a substitute for

98 any inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this information

99 to prospective buyers of the Property and to Brokers. Seller agrees to promptly update this Lot/Land Disclosure

100 Statement and provide any Buyer and Brokers with a revised copy of the same if there are any material changes

101 in the answers to the questions contained herein.

The party(ies) below have signed and acknowledge receipt of a copy.

SELLER	<u>Marshall W. Eubank</u>	SELLER	<u>Deborah LeBeau</u>
Date	<u>7/24/13</u> at <u>1:00</u> o'clock <input type="checkbox"/> am/ <input checked="" type="checkbox"/> pm	Date	<u>7/24/13</u> at <u>1:00</u> o'clock <input type="checkbox"/> am/ <input checked="" type="checkbox"/> pm

102 9. RECEIPT AND ACKNOWLEDGEMENT OF BUYER:

103 I acknowledge receipt of this Seller's Lot/Land and Property Disclosure Statement. I understand that except stated in the

104 Lot/Land Purchase and Sale Agreement with Seller, the Property is being sold in its present condition only, without

105 warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of the Property

106 are being relied upon by me except as disclosed herein or stated in the Lot/Land Purchase and Sale Agreement.

The party(ies) below have signed and acknowledge receipt of a copy.

BUYER		BUYER	
Date	at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	Date	at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm

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