

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The information contained in the disclosure are the representations of the owner and are not the representations or warranties that the purchaser may wish to obtain. Buyers and Sellers should be aware that any sales agreement executed between the parties will supersede this form as to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified below and/or the obligation of the buyer to accept such item "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.

SELLER'S NAME(S) _____
PROPERTY ADDRESS _____
CITY _____
PROPERTY AGE _____
DATE SELLER ACQUIRED THE PROPERTY _____
DO YOU OCCUPY THE PROPERTY? _____
IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? _____
(Check the one that applies) The property is a _____
☐ site-built home ☐ nonsite built-home

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

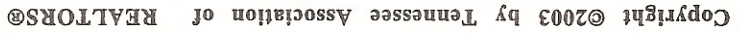
- | | | |
|--|---|---|
| ☒ Range | ☒ Wall / Window Air Conditioning | ☒ Garage Door Opener(s) and remotes. How Many? <u>2</u> |
| ☒ Oven | ☒ Window Screens | ☒ Intercom |
| ☒ Microwave | ☒ Fireplace(s) (Number) <u>1</u> | ☒ TV Antenna / Satellite Dish and all components |
| ☒ Garbage Disposal | ☐ Gas Starter for Fireplace | ☒ Central Vacuum System and attachments |
| ☐ Trash compactor | ☒ Gas Fireplace Logs | ☒ Spa / Whirlpool Tub |
| ☐ Water Softener | ☒ Smoke Detector / Fire Alarm | ☐ Hot Tub |
| ☒ 220 Volt Wiring | ☒ Patio / Decking / Gazebo | ☐ Sauna |
| ☒ Washer / Dryer Hookups | ☐ Installed Outdoor Cooking Grill | ☒ Current Termite contract |
| ☒ Dishwasher | ☒ Irrigation System | ☒ Access to Public Streets |
| ☒ Heat Pump | ☐ Sump Pump | ☒ All Landscaping and all outdoor lighting |
| <u>5 yr</u> Age (Approx.) | ☒ Burglar Alarm / Security System | ☒ A key to all exterior doors |
| | Components and controls | ☒ Rain Gutters with Gutter Helmet |

- | | | | |
|--|--|--|--------------------------------|
| ☒ Central Heating | ☐ Age <u>5 yr</u> | ☒ Gas | ☐ Other |
| ☒ Central Air Conditioning | ☐ Age <u>5 yr</u> | ☒ Electric | ☐ Gas |
| ☒ Water Heater | ☐ Age <u>5 yr</u> | ☒ Electric | ☐ Gas |
| ☐ Other | ☐ Other | ☐ Solar | ☐ Other |

- | | | | |
|-----------------|--|---|----------------------------------|
| Garage: | ☒ Attached | ☐ Not Attached | ☐ Carport |
| Water Supply: | ☒ City | ☐ Well | ☐ Private |
| Gas Supply: | ☒ Utility | ☐ Bottled | ☐ Other |
| Waste Disposal: | ☐ City Sewer | ☒ Septic Tank | ☐ Other |
| Roof(s): Type | <u>Asphalt</u> | | |
| Other Items: | <u>Workshop/Garage Building</u> | | |

To the best of your knowledge, are any of the above NOT in operating condition? ☐ YES ☒ NO

Best of my knowledge
operating condition, to the
All of the above are in
confusing question
N.L.H.
RAT



ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? YES			NO			UNKNOWN		
1.	Substances, materials or products which may be an environmental hazard such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water, and/or known existing or past mold presence (other than that which is known not to adversely affect the Property or its occupants) on the subject property?	☐	☐	☒	☐			
2.	Features shared in common with adjoining land owners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	☐	☐	☒	☐			
3.	Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	☐	☐	☒	☐			
4.	Any changes since the most recent survey of the property was done?	☐	☐	☒	☐			
Most recent survey of the property: ☐ (check here if unknown)								
5.	Any encroachments, easements, or similar items that may affect your ownership interest in the property?	☐	☐	☒	☐			
6.	Room additions, structural modifications or other alterations or repairs made without necessary permits?	☐	☐	☒	☐			
7.	Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	☐	☐	☒	☐			
8.	Landfill (compacted or otherwise) on the property or any portion thereof?	☐	☐	☒	☐			
9.	Any settling from any cause, or slippage, sliding or other soil problems?	☐	☐	☒	☐			

[illegible]

If leases are not assumable, it will be Seller's responsibility to pay balance.

Leased Items: Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):

If YES, then describe (attach additional sheets if necessary):



10.	Flooding, drainage or grading problems?	☐	☒	☐
11.	Any requirement that flood insurance be maintained on the property?	☐	☒	☐
12.	Is any of the property in a flood plain?	☐	☒	☐
13.	Any past or present interior water intrusion(s), standing water within foundation and/or basement.	☐	☒	☐
If yes, please explain. If necessary, please attach an additional sheet and any available documents pertaining to these repairs/corrections.				
14.	Property or structural damage from fire, earthquake, floods, landslides, tremors, wind, storm or wood destroying organisms?	☐	☒	☐
15.	If yes, has said damage been repaired?	☐	☐	☐
16.	Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	☐	☒	☐
17.	Neighborhood noise problems or other nuisances?	☐	☒	☐
18.	Subdivision and/or deed restrictions or obligations?	☐	☐	☒
19.	A Homeowners Association (HOA) which has any authority over the subject property?	☐	☐	☒
Name of HOA: <u>LAKE TRAIL P.O.A.</u>				
Monthly Dues: <u>\$200/yr</u>				
20.	Any notices of abatement or citations against the property?	☐	☒	☐
21.	Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?	☐	☒	☐
22.	Is any system, equipment or part of the property being leased?	☐	☒	☐
If yes, please explain, and include a written statement regarding payment information.				
23.	Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"? If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage?	☐	☒	☐
(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified professional inspect the structure in question for the preceding concern and provide a written report of the professional's finding.)				
If yes, please explain. If necessary, please attach an additional sheet.				
24.	Is heating and air conditioning supplied to all finished rooms?	☐	☒	☐
If the same type of system is not used for all finished rooms, please explain.				
25.	If septic tank or other private disposal system is marked under item (A), does it have adequate capacity and approved design to comply with present state and local requirements for the actual land area and number of bedrooms and facilities existing at the residence?	☐	☐	☒
26.	Is the property affected by governmental regulations or restrictions requiring approval for changes, use, or alterations to the property?	☐	☒	☐
27.	Is this property in an historical district or been declared historical by any governmental authority such that permission must be obtained before certain types of improvements or aesthetic changes to the property are made?	☐	☒	☐

D.

CERTIFICATION: I/we certify that the information herein, concerning the real property located at,

1150 ARROWHEAD DR., Crossville, TN 38512

is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to conveyance of title to this property, these changes will be disclosed in addendum to this document.

Transferor (Seller)

Date

11/29/10

Time

11:05

Transferor (Seller)

Date

11-29-10

Time

11:06

Parties may wish to obtain professional advice and/or inspections of the property and to negotiate appropriate provisions in the purchase agreement regarding advice, inspections or defects.

Transferor / Buyer's Acknowledgment: I/we understand that this disclosure statement is not intended as a substitute for any inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are evident by careful observation. I/we acknowledge receipt of a copy of this disclosure.

Transferor (Buyer)

Date

Time

Transferor (Buyer)

Date

Time

SELLERS FINAL PROPERTY DISCLOSURE

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" Tennessee Code Annotated, 66-5-201, et seq., the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] initial appropriate line and write out the changes if any are reported):

☐

NO CHANGES

To the best of the knowledge, information and belief of the undersigned, the condition of the Property sold is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐

CHANGES TO REPORT

The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information hereon is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)

Date

Time

Transferor (Seller)

Date

Time

Transferor (Buyer)

Date

Time

Transferor (Buyer)

Date

Time

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. This form contains language that is in addition to the language mandated by the state of Tennessee pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" Tennessee Code Annotated, 66-5-201, et seq. 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.