

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. This is not a warranty, or a substitute for any professional inspections or warranties that the purchasers 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 repair 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 _____

City _____

Seller's Name(s) _____

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?

A. The Subject Property Includes the Items Checked Below:

_____ Range _____ Intercom

_____ Oven _____ TV Antenna/Satellite Dish

_____ Microwave _____ Pool

_____ Dishwasher _____ Spa/Whirlpool Tub

_____ Garbage Disposal _____ Hot Tub

_____ Trash Compactor _____ Sauna

_____ Water Softener _____ Current Termite

_____ 220 Volt Wiring Contract

_____ Washer/Dryer Hookups _____ Access to Public

_____ Central Heating Streets

_____ Heat Pump _____ Other

_____ Central Air Conditioning _____ Other

_____ Wall/Window Air Conditioning

_____ Window Screens

_____ Rain Gutters

_____ Fireplace(s) (Number _____)

_____ Gas Starter for Fireplace

_____ Smoke Detector/Fire Alarm

_____ Burglar Alarm

_____ Patio/Decking/Gazebo

_____ Irrigation System

_____ Sump Pump

_____ Garage Door Opener(s) (Number of Openers _____)

Garage: _____ Attached _____ Not Attached _____ Carport

Water Heater: _____ Gas _____ Solar _____ Electric

Water Supply: _____ City _____ Well _____ Private

_____ Utility _____ Other

Waste Disposal: _____ City Sewer _____ Septic Tank _____ Other

Gas Supply: _____ Utility _____ Bottled _____ Other

Roof(s): Type _____ Age (approx.) _____

Other Items: _____

To the best of your knowledge, are any of the above **NOT** in operating condition?

_____ Yes _____ No

If YES, then describe (Attach Additional Sheets if Necessary):

B. Are You (Seller) Aware of Any Significant Defects/Malfunctions in Any of the Following

Interior Walls YES NO UNKNOWN

Ceilings YES NO UNKNOWN

Floors YES NO UNKNOWN

Windows YES NO UNKNOWN

Doors YES NO UNKNOWN

Insulation YES NO UNKNOWN

Plumbing YES NO UNKNOWN

Sewer/Septic YES NO UNKNOWN

Electrical System YES NO UNKNOWN

Exterior Walls YES NO UNKNOWN

Roof YES NO UNKNOWN

Basement YES NO UNKNOWN

Foundation YES NO UNKNOWN

Slab YES NO UNKNOWN

Driveway YES NO UNKNOWN

Sidewalks YES NO UNKNOWN

Central Heating YES NO UNKNOWN

Heat pump YES NO UNKNOWN

Central air conditioning YES NO UNKNOWN

If any of the above is/are marked YES, please explain:

C. Are You (Seller) Aware of Any of the Following?

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 and/or contaminated soil or water on the subject property?

YES NO UNKNOWN

2. Features shared in common with adjoining landowners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?.

YES NO UNKNOWN

3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?

YES NO UNKNOWN

4. Any changes since the most recent survey of this property was done?

YES NO UNKNOWN

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 subject property?

YES NO UNKNOWN

6. Room additions, structural modifications or other alterations or repairs made without necessary permits?

YES NO UNKNOWN

7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?

YES NO UNKNOWN

8. Landfill (compacted or otherwise) on the property or any portion thereof?

YES NO UNKNOWN

9. Any settling from any cause, or slippage, sliding or other soil problems?

YES NO UNKNOWN

10. Flooding, drainage or grading problems?

YES NO UNKNOWN

11. Any requirement that flood insurance be maintained on the property?

YES NO UNKNOWN

12. Property or structural damage from fire, earthquake, floods or landslides?

YES NO UNKNOWN

If yes, has said damage been repaired? _____

13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?

YES NO UNKNOWN

14. Neighborhood noise problems or other nuisances?

YES NO UNKNOWN

15. Subdivision and/or deed restrictions or obligations?

YES NO UNKNOWN

16. A Homeowners Association (HOA) which has any authority over the subject property?

YES NO UNKNOWN

Name of HOA: _____

HOA Address: _____

Monthly Dues: _____

Special Assessments: _____

17. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?

YES NO UNKNOWN

18. Any notices of abatement or citations against the property?

YES NO UNKNOWN

19. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?

YES NO UNKNOWN

20. Is any system, equipment or part of the property being leased?

YES NO UNKNOWN

If yes, please explain, and include a written statement regarding payment information.

21. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"?

YES NO UNKNOWN

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.)

YES NO UNKNOWN

If yes, please explain. If necessary, please attach an additional sheet.

D. Certification: I/we certify that the information herein, concerning the real property located at _____,

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

Transferor (Seller) Date

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

Transferee/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.

Transferee (Buyer) Date

Transferee (Buyer) Date

SECTION 2. This act shall take effect July 1, 1998, the public welfare requiring it.

**WAIVER OF TENNESSEE RESIDENTIAL PROPERTY DISCLOSURE ACT FOR
"AS IS" CLOSINGS**

The parties hereto understand that the owner makes no representations or warranties as to the condition of the real property or any improvements thereon. The purchaser will be receiving the real property in "as is" condition, with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract. Purchaser hereby waives the required disclosures of the Tennessee Residential Property Disclosure Act as set forth hereinabove. Purchaser acknowledges having read the above referenced Tennessee Residential Property Condition Disclosure and knowingly and voluntarily consents to purchasing the property in "as is" condition without the disclosures contained hereinabove and without the provisions of the Tennessee Residential Property Disclosure Act.

Buyer:

Seller:
