

## SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT "\_\_\_\_\_"



2009 Printing

			d sale of that certain orgia <u>3031 (</u>	
adver proble with "OTH	ICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosure facts relating to the physical condition of Property that may not be readily observable, disclosures with Property, and identifying those fixtures/items that are included with the sale of Property respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTION IN THE QUESTION IN THE BLANK COFFICE IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.	losing historical in ty. All answers a IS LISTED BELO	formation and pas re to be answered W ARE "YES" Of	it d ₹
(	OCCUPANCY:  (a) Is Property vacant?  If yes, how long has it been since Seller occupied Property?  (b) Are there any leases, written or verbal, on Property or any part thereof?	<u>Yes</u>	No Know	
2. (	SOIL, TREES, SHRUBS AND BOUNDARIES:  (a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property?  (b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?  (c) Are there any diseased or dead trees on Property?  (d) Are there any encroachments (known or recorded), leases, unrecorded easements, or boundary line disputes?			
;	<ul> <li>(a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry-rot, or other wood-destroying organisms?</li> <li>(b) Is your Property currently under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company? If yes, check type of coverage: ☐ re-treatment and repair; or ☐ re-treatment</li> <li>(c) Is there a cost to transfer the bond, warranty or other coverage? If yes, what is the cost? \$</li></ul>			
	<ul> <li>(a) What year was the main residential dwelling constructed?</li> <li>(b) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any dwelling or garage on Property?</li> <li>(c) Has there been any additional structural bracing, underpinning, or other structural reinforcement added to any dwelling or garage on Property?</li> <li>(d) Are there any problems with driveways, walkways, patios, or retaining walls on Property?</li> <li>(e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property?</li> <li>(f) Has there been any work done on the Property where required permits and/or approvals (public or private) were not obtained?</li> <li>(g) Has any work been done to Property that was not in compliance with building codes or zoning regulations?</li> <li>(h) Does any part of the exterior siding or cladding of any dwelling or garage on Property consynthetic stucco?</li> </ul>	sist of		/
	LEAD-BASED PAINT: Was any part of the residential dwelling on Property constructed prior ☐ Yes ☐ Don't Know ☑ No  If you have answered "Yes" or "Don't Know "the Lead-Based Paint Exhibit F54 must be execut Paint Pamphlet F55 must be provided to the buyer.		and the Lead-Bas	ed

6. ROOF, GUTTERS AND DOWNSPOUTS: (a) Approximate age of roof years. (b) Has the roof, or any part thereof. been repared during Sellers ownership? (c) Are there any pord leaks or other problems with the roof, roof flashing, gutters or downspouts?  7. DRAINAGE, FLOODING AND MOISTURE: (a) Has there seen any water leaks age, water accumulation, or dampness within the basement, crawl space or other parts of the main dwelling at or below grade? (b) Have any repairs been made to control any water or dampness problems in the basement, crawl space, or other parts of the main dwelling at or below grade? (c) Is the Preperty or any improvements thereon located in a flood zone? (d) Dose water regularly stand on Property for more than 1 (one) day after it has ratined? (e) Has there been any past flooding on Property (1) Are there any problems with siding or exterior cladding, swelling, chipping, delaminating or retaining moisture? (g) Dose and appear on interior heated and cooled portions of any dwelling on Property other than on the walls, floors or cellings of showers, sirks, and bachtubs?  8. PLUMBING RELATED ITEMS: (a) What is your drinking water source: □ public □ private □ well on property (b) if your drinking water is from a well, has it been tested within the past 12 (twelve) months? (c) Do you have a water scheiner, filter or purificir? if yes, □ leased □ owned □ (d) What is the type of severge system: □ public □ private □ septic tank (e) Is the main dwelling served by severge privare? (f) Do you know if any septic tank or casepool on Property has ever been professionally serviced? (f) Yes, pleased give the public □ private □ septic tank (e) Is the entire twelling the public □ private □ septic tank (f) Is there any polybulylene plumbing, other than primary service line, on Property? (f) Are any of the pulmbing deer of severger leaks, backups, or other similar problems relating to any of the pulmbing or severger leaks, backups, or other similar problems. (g) What is the approximate seg of heating system(s):			Yes	No	Don't Know
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If yes, please give the date of last service:  (g) Do you know of any past or present leaks, backups, or other similar problems relating to any of the plumbing, water and/or sewage-related items?  (h) Is there any polybulylene plumbing, other than primary service line, on Property?  (h) Are any of the plumbing fixtures in the Property not low water flow fixtures?  9. OTHER SYSTEMS AND COMPONENTS:  (a) What type of heating system(s) serve the main dwelling?				<u> </u>	
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OTHER MATTERS:   (a) Have there been any inspections of Property in the past year?						Don't
(a) Have there been any inspections of Property in the past year?  If yes, by whom and of what bye?  (b) Does Property contain any building products which are or have been the subject of class action laussuits, litigation of legal claims alligating that the product is defective? If yes, please identify in the Additional Explanations the product or products and the general location of each on Property.  (c) Property of these been in the past say litigation involving a property or any improvement therein allouing negligent or improper construction defects, termiles, and/or title problems? Which were been any award or payment of money in lieu of repairs for such a defective building product?  (c) Has any release been any award or payment of money in lieu of repairs for such a defective building product?  (d) Has there been any award or payment of money in lieu of repairs for such a defective building product?  (e) Has any release been allouing the property or product dimits and the such as a second of repair?  (f) Are any lixtures or appliances included in the sale in need of repairs.  (g) Approximately how many insurance claims have been filed on Property since you owned of \$500.007  (g) Approximately how many insurance claims have been filed on Property since you owned developed the property or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?  (g) Are any flatures or appliances included in the sale of Property. Unless otherwise indicated, if there is more than one term (such as a second refrigerator or two chandollers or three amobile effectors); all such fixtures/litted developed and all conditions of the Property. Unless otherwise indicated, if there is more than one term (such as a second refrigerator or two chandollers or three amobile effectors); all such fixtures/litted and the sale of Property. Unless otherwise indicated, if there is more than one term (such fixtures/litted products); and the property of the property of the property of the prop	12 OI	HED MATTERS.		_Ye:	s No	<u>Know</u>
If yes, by whom and of what type?			in the past year?			
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Alarm System (Smoke/Fire)	☐ Ala	rm System (Burglar)				-
Leased   Owned   Gazebo   Storage Building   Attic Fan (Whole House Fan)   Hot Tub   Storage Building   Storage Building   Attic Ventilator Fan   Humidiffer   Gas   Electric   Awning   Ge Maker   Built-In   Free Standing   Built-In   Free Standing   Built-In   Free Standing   Sump Pump   Sump Pump   Sump Pump   Sump Pump   Gas   Electric   Gas   Ga						ln)
Arbor		· · · · · · · · · · · · · · · · · · ·				
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Built-In   Free Standing   Intercom   Surface Unit Cook Top   Birdhouses   Jetted Tub   Gas   Electric   Boat Dock   Landscape Irrigation System   Swimming Pool   Carbon Monoxide Detector   Landscaping Lights   Above Ground   Ceiling Fan   Light Buibs   Swimming Pool Equipment   Light Fixtures   Light Fixtures   Light Electric   Swing Set   Closet Shelving System   Mailbox   Switch Plate Covers   Swing Set   Closet Shelving System   Mailbox   Switch Plate Covers   Built-In   Free Standing   Microwave Oven   Telephone Jacks/Wires   Built-In   Free Standing   Mirror (Attached)   Television Antenna   Built-In   Free Standing   Unit of Attached   Television Cable/Jacks   Built-In   Free Standing   Dutbuilding   Thermostat (Programmable)   Built-In   Free Standing   Dutdoor Bench   Trash Compactor   Built-In   Free Standing   Door & Window Hardware   Porch swing   Tree House   Built-In   Free Standing   Tree House   Trellis   Tree House   Tree Ho						Standing
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□ Dog House       □ Playhouse       □ Built-In □ Free Standing         □ Dor & Window Hardware       □ Porch swing       □ Tree House         □ Dryer       □ Propane Gas/ Fuel Oil Tanks       □ Trellis         □ Gas □ Electric       □ Above ground □ Buried       □ Vacuum System (Built-In)         □ Fence (Invisible)       □ Leased □ Owned       □ Vacuum Attachments         □ Fence Pet Collar       □ Propane/ Fuel Oil in Tank       □ Vent Hood         □ Fireplace       □ Radio (Built-In)       □ Washing Machine         □ Gas Logs       □ Refrigerator       □ Water Purification System         □ Gas Starter Key       □ Safe       □ Water Softener System         □ Remote Control       □ Satellite Dish/Receiver       □ Weather Vane         □ Screen/Door       □ Sauna       □ Well Pump         □ Wood Burning Insert       □ Septic Pump       □ Window Screens         □ Fire Sprinkler System       □ Shelving Unit & System       □ Window Treatments (including         □ Flag Pole       □ Built-In □ Free Standing       Hardware)			<u> </u>			ammable)
□ Door & Window Hardware       □ Porch swing       □ Tree House         □ Dryer       □ Propane Gas/ Fuel Oil Tanks       □ Trellis         □ Gas □ Electric       □ Above ground □ Buried       □ Vacuum System (Built-In)         □ Fence (Invisible)       □ Leased □ Owned       □ Vacuum Attachments         □ Fence Pet Collar       □ Propane/ Fuel Oil in Tank       □ Vent Hood         □ Fireplace       □ Radio (Built-In)       □ Washing Machine         □ Gas Logs       □ Refrigerator       □ Water Purification System         □ Gas Starter Key       □ Safe       □ Water Softener System         □ Remote Control       □ Satellite Dish/Receiver       □ Weather Vane         □ Screen/Door       □ Sauna       □ Well Pump         □ Wood Burning Insert       □ Septic Pump       □ Window Screens         □ Fire Sprinkler System       □ Shelving Unit & System       □ Window Treatments (including Hardware)						Standing
□ Gas       □ Electric       □ Above ground       □ Buried       □ Vacuum System (Built-In)         □ Fence (Invisible)       □ Leased       □ Owned       □ Vacuum Attachments         □ Fence Pet Collar       □ Propane/ Fuel Oil in Tank       □ Vent Hood         □ Fireplace       □ Radio (Built-In)       □ Washing Machine         □ Gas Logs       □ Refrigerator       □ Water Purification System         □ Gas Starter Key       □ Safe       □ Water Softener System         □ Remote Control       □ Satellite Dish/Receiver       □ Weather Vane         □ Screen/Door       □ Sauna       □ Well Pump         □ Wood Burning Insert       □ Septic Pump       □ Window Screens         □ Fire Sprinkler System       □ Shelving Unit & System       □ Window Treatments (including Hardware)						· • · · · · · · · · · · · · · · · · · ·
□ Fence (Invisible)       □ Leased □ Owned       □ Vacuum Attachments         □ Fence Pet Collar       □ Propane/ Fuel Oil in Tank       □ Vent Hood         □ Fireplace       □ Radio (Built-In)       □ Washing Machine         □ Gas Logs       □ Refrigerator       □ Water Purification System         □ Gas Starter Key       □ Safe       □ Water Softener System         □ Remote Control       □ Satellite Dish/Receiver       □ Weather Vane         □ Screen/Door       □ Sauna       □ Well Pump         □ Wood Burning Insert       □ Septic Pump       □ Window Screens         □ Fire Sprinkler System       □ Shelving Unit & System       □ Window Treatments (including Hardware)						
□ Fence Pet Collar □ Propane/ Fuel Oil in Tank □ Vent Hood □ Fireplace □ Radio (Built-In) □ Washing Machine □ Gas Logs □ Refrigerator □ Water Purification System □ Gas Starter Key □ Safe □ Water Softener System □ Remote Control □ Satellite Dish/Receiver □ Weather Vane □ Screen/Door □ Sauna □ Well Pump □ Wood Burning Insert □ Septic Pump □ Window Screens □ Fire Sprinkler System □ Shelving Unit & System □ Window Treatments (including □ Flag Pole □ Built-In □ Free Standing □ Hardware)						
☐ Fireplace       ☐ Radio (Built-In)       ☐ Washing Machine         ☐ Gas Logs       ☐ Refrigerator       ☐ Water Purification System         ☐ Gas Starter Key       ☐ Safe       ☐ Water Softener System         ☐ Remote Control       ☐ Satellite Dish/Receiver       ☐ Weather Vane         ☐ Screen/Door       ☐ Sauna       ☐ Well Pump         ☐ Wood Burning Insert       ☐ Septic Pump       ☐ Window Screens         ☐ Fire Sprinkler System       ☐ Shelving Unit & System       ☐ Window Treatments (including Hardware)						ments
□ Gas Logs       □ Refrigerator       □ Water Purification System         □ Gas Starter Key       □ Safe       □ Water Softener System         □ Remote Control       □ Satellite Dish/Receiver       □ Weather Vane         □ Screen/Door       □ Sauna       □ Well Pump         □ Wood Burning Insert       □ Septic Pump       □ Window Screens         □ Fire Sprinkler System       □ Shelving Unit & System       □ Window Treatments (including Hardware)						
□ Gas Starter Key □ Remote Control □ Satellite Dish/Receiver □ Weather Vane □ Well Pump □ Wood Burning Insert □ Septic Pump □ Shelving Unit & System □ Hardware) □ Water Softener System □ Weather Vane □ Well Pump □ Window Screens □ Window Treatments (including		Gas Logs	☐ Refrigerator			System
□ Screen/Door □ Sauna □ Well Pump □ Wood Burning Insert □ Septic Pump □ Window Screens □ Fire Sprinkler System □ Window Treatments (including □ Flag Pole □ Built-In □ Free Standing Hardware)				□ Water 9	Softener Sys	
☐ Wood Burning Insert ☐ Septic Pump ☐ Window Screens ☐ Fire Sprinkler System ☐ Window Treatments (including ☐ Flag Pole ☐ Built-In ☐ Free Standing ☐ Hardware)						
☐ Fire Sprinkler System ☐ Shelving Unit & System ☐ Window Treatments (including ☐ Flag Pole ☐ Built-In ☐ Free Standing ☐ Hardware)					•	
☐ Flag Pole ☐ Built-In ☐ Free Standing Hardware)						ts (including
	□ Fla	g Pole	☐ Built-In ☐ Free Standing			/a.a.n.ig
	☐ Ga	rbage Disposal	☐ Shower Head/Sprayer	☐ Wine C	Caoler	



## LEAD-BASED PAINT EXHIBIT "\_\_\_\_\_"



2009 Printing

						2009 Filling	
This Exh Property		part of the Agreement with ar n as: <u>しりょり</u> ろん	offer Date of EDY Place	- A+	for the purc	chase and sale of that certain , Georgia <u>303\b</u> .	
Every may youn probl real p Selle	y purc prese g child ems, a proper r's pos	and Sale or Lease Transact maser of any interest in reside at exposure to lead from lead- dren may produce permanent and impaired memory. Lead p by is required to provide the Bu assession and notify the Buyer and is recommended prior to p	ntial property on which a res based paint that may place y neurological damage, incluoisoning also poses a particular with any information on lof any known lead-based pa	idential dwelling was roung children at risk uding learning disabil tular risk to pregnant ead-based paint haza	of developing lead ities, reduced inte women. The Selle ards from risk asse	poisoning. Lead poisoning in lligence quotient, behavioral r of any interest in residential ssments or inspections in the	
2. <u>Seller</u>	's/Le	ssor's Disclosure. [Seller/Le	essor to initial section A. and	f B. below]			
	<b>A.</b> P	resence of lead-based paint a	and/or lead paint hazard <i>[ch</i>	eck one below]:			
Seller/Lessor			nd/or lead-based paint haza	-	e housing (explair	n below):	
fnitials	P	Seller/Lessor has no know	ledge of lead-based paint a	nd/or lead-based pai	nt hazards in the h	nousing.	
Seller/Lessor Initials	The same and the form of the same and the sa					ning to lead-based paint and/	
Benen	Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.						
<u> buye</u>		ssee's Acknowledgment. [E	-	<del>-</del>			
Buyer/Lessee Initials	C. B	uyer/Lessee has received co	pies of all information listed	above.		•	
Buyer/Lessee Initials	D. Buyer/Lessee has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family From Lead in Your Home".						
Buyer/Lessee Initials					essment or inspection for the		
		Waived the opportunity to paint hazards.	conduct a risk assessment c	or inspection for the p	resence of lead-ba	ased paint and/or lead-based	
Broke	er's A	cknowledgment. [Broker to	initial below]				
Broker's Initiats	<b>F.</b> B	oker has informed the Seller esponsibility to ensure compli	/Lessor of the Seller's/Less ance.	or's obligations unde	er 42 U.S.C. § 48	52(d) and is aware of his/her	
3. Certification of Accuracy.  The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.    12509							
Seller/Lessor Date Buyer/Lessee Date							
SPINETLE	essor	a w. voun	7/25/09 Date	Buyer/Lessee		Date	
Lieting E	roker		Date	Selling/Leasing Br	oker	Date	

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Lessee" shall mean either a Buyer or a Lessee or both as the context may indicate.