



SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT "_____"



2011 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 20 for Property known as or located at 474 Kelly Street SE,

Atlanta, Fulton County Georgia 30312. This Statement

contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
- (2) leave no question unanswered;
- (3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Purchase and Sale Agreement;
- (4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "other" referencing the number of the question for which the additional explanation is being given; and
- (5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

C. DISCLOSURES.

1. OCCUPANCY:

- (a) Is the Property vacant?

If yes, how long has it been since Seller occupied the Property? _____

Yes	No	Don't Know
_____	X	_____
X	_____	_____

- (b) Is the Property or any portion thereof leased?

2. SOIL, TREES, SHRUBS AND BOUNDARIES:

- (a) Are there now or have there been any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned) on the Property?

_____ X _____

- (b) Is there now or has there been any soil movement, subsidence, settlement, upheaval, or erosion?

_____ X _____

- (c) Are there presently any diseased or dead trees on the Property?

_____ X _____

- (d) Are there presently any encroachments onto the Property, unrecorded easements affecting the Property or boundary line disputes with a neighboring property owner?

_____ X _____

- (e) Do any of the improvements on the Property encroach onto a neighboring property?

_____ X _____

3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:

- (a) Is there now or has there been any damage to the Property caused by squirrels, mice, possums or other infiltrating animals; termites; bees, ants and other insects, fungi and dry-rot; or other wood-destroying organisms?

_____ X _____

- (b) Is the Property presently under a transferable bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?

If yes, check type of coverage: re-treatment and repair; re-treatment; or periodic inspections only.

- (c) Is there a cost to transfer the bond, warranty or service contract?

If yes, what is the cost? \$ 2160

X _____

- (d) Is there a cost to maintain the bond, warranty or service contract?

If yes, what is the annual cost? \$ 2160 Renewal Date 3/1 each year

- (e) Have any termite/pest control reports or treatments been done on or to the Property in the last five (5) years?

- (f) Is there any exterior untreated wood, hard coat stucco, rigid board insulation, plastic foam or siding or cladding (other than stone, brick or concrete) in contact with the soil or within six inches of the finished grade?

_____ X _____

	Yes	No	Don't Know
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4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:

- (a) What year was the main residential dwelling constructed? 2 1920
- (b) Is there now or has there been any movement, shifting, settling (other than normal settling), cracking, or structural problems with any dwelling or garage on the Property?
- (c) Has any additional bracing, underpinning, or other structural reinforcements been added to any dwelling or garage on the Property?
- (d) Are there now or have there been any problems with driveways, walkways, patios, decks or retaining walls on the Property?
- (e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property?
- (f) Has any work been done on the Property where required permits and/or approvals (public or private) were not obtained?
- (g) Has any work been done to the Property that was not in compliance with the then applicable building codes or zoning regulations?

5. LEAD-BASED PAINT: Was any part of the residential dwelling on the Property or any painted, component, fixture or material used therein constructed or manufactured prior to 1978?

If you have answered "Yes" or "Don't Know" "the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

6. ROOF, GUTTERS AND DOWNSPOUTS:

- (a) Approximate age of roof: 10 years.
- (b) Has the roof, or any part thereof, been repaired or replaced during Seller's ownership?
- (c) Are there now or have there been any roof leaks or other problems with the roof, roof flashing, roof underlayment, gutters, leaf guards or downspouts?

7. FLOODING, DRAINAGE, MOISTURE AND SPRINGS:

- (a) Are there now or have there been any water leaks, water accumulation, or dampness within the basement, crawl space or other parts of any dwelling or garage at or below grade?
- (b) Have any repairs been made to control any water leaks, water accumulation or dampness in the basement, crawl space, or other parts of any dwelling or garage at or below grade?
- (c) Is any part of the Property or any improvements thereon presently located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?
- (d) Does water presently stand on any part of Property for more than one (1) day after it has rained?
- (e) Has there ever been any flooding on any part of the Property?
- (f) Are there now or have there been any streams that do not flow year round or springs on the Property?
- (g) Are there any dams, retention ponds, storm water detention basins, or other similar facilities on the Property?

8. SEWER/PLUMBING RELATED ITEMS:

- (a) What is the drinking water source: public private well on property
- (b) If the drinking water is from a well, has the water been tested within the past 12 (twelve) months?
- (c) What type of sewage system serves the Property: public private septic tank
- (d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local governmental authorities?
- (e) Is the main dwelling served by sewage pump?
- (f) Has any septic tank or cesspool on Property ever been professionally serviced?
If yes, please give the date of last service:
- (g) Are there now or have there been any leaks, backups, tree roots in lines or other similar problems with to any portion of the plumbing, water or sewage systems?
- (h) Is there presently any polybutylene plumbing, other than the primary service line, on the Property?
- (i) Are any of the plumbing fixtures in any dwelling or garage not low water flow fixtures?
- (j) Has any water line or fixture on the Property ever froze in cold weather?

9. SYSTEMS AND COMPONENTS:

- (a) What is the primary heating system serving the main dwelling?
 natural gas, forced air heat pump electric furnace radiant heating other
- (b) Does the primary heating system not serve any enclosed part of the main dwelling (excluding the attic, crawl space, garage or basement)?
- (c) What is the approximate age of the primary heating system serving the Property: 3 years
- (d) What is the primary air conditioning system serving the main dwelling? gas electric other
- (e) Does the primary air conditioning system not serve the entire enclosed portion of the main dwelling (excluding the attic, crawl space, garage or basement)?
- (f) What is the approximate age of the primary air conditioning system(s): 3 years
- (g) How is the hot water heated in the main dwelling? gas electric solar

		Yes	No	Don't Know
(h)	Is any water heater tankless?		X	
(i)	What is the approximate age of the primary water heater: _____ years			
(j)	Does any dwelling or garage have aluminum wiring other than in the primary service line?			X
(k)	Is there any system or appliance which is leased or for which the buyer must pay a transfer fee to continue to use? If yes, what is the transfer fee? \$ _____ If yes, what is the current use fee to be paid by the Buyer? \$ _____			X
(l)	Are any fixtures or appliances included in the sale in need of repair or replacement?			
(m)	Are any fireplaces presently not working, decorative only or in need of repair?	X		
(n)	When was each fireplace, wood stove or chimney/flue last cleaned? Date(s): _____			
(o)	Is any part of the exterior surface of any dwelling or garage on the Property presently constructed of synthetic stucco?			X
(p)	Are there now or have there been any problems with siding or exterior building surfaces swelling, chipping, cracking, delaminating or retaining moisture?			
(q)	Are any windows designed to be operable, painted shut or fail to open and close?		X	
(r)	Was any of the drywall used in the Property made in China and/or have a foul smelling odor?			X

10. ENVIRONMENTAL/HEALTH/SAFETY CONCERNS:

- (a) Are there now or have there been any underground tanks or toxic or hazardous substances such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminates on or in the Property? _____ X
- (b) Has the Property ever been tested for radon, lead, mold or any other potentially toxic substances? _____
- (c) Is there now or has there been any mold on interior heated and cooled portions of any dwelling on the Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs? _____ X
- (d) Are there any exterior doors which either do not lock or for which the key has been lost? _____ X

11. LITIGATION AND INSURANCE:

- (a) Does the Property contain any building products which are or have been the subject of class action lawsuits, litigation or legal claims alleging that the product is defective? _____ X
- (b) Is there now or has there been any litigation involving the Property or any improvement therein alleging negligent or improper construction, defects, termites, and/or title problems? _____ X
- (c) Has there been any award or payment of money in lieu of repairs for such a defective building product? _____
- (d) Has any release been signed that would limit a future owner from making any claims in connection with Property? _____ X
- (e) Has there been any fire, flood or wind damage which required repairs to Property in excess of \$500.00? _____ X
- (f) Has there been any insurance claims filed on Property since you owned it? _____
If yes, how many? _____ X

12. OTHER MATTERS:

- (a) Have there been any inspections of the Property in the past year?
If yes, by whom and of what type? _____ X
- (b) Was any dwelling on the Property or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location? _____ X
- (c) Is any portion of the main dwelling a mobile, modular or manufactured home? _____ X
- (d) Has the Property been designated as historic or in a historic district where modifications and additions are limited? _____ X
- (e) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed? _____ X

13. COVENANTS, FEES AND ASSESSMENTS:

Is the Property part of a condominium, community association or subject to a Declaration of Covenants, Conditions and Restrictions (CC & Rs) or other similar restrictions? _____ X

[IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].

14. AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? _____ X

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

15. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES" or "OTHER": [Explanations should reference the number of the question for which more detailed information is being provided.]

1b. - property is leased - 2 units

3.b,e - Northwest Exterminating Annually checks structure and maintains treatment schedule

5. - Old house. Any lead-based paint is encapsulated by later layers of non-lead paint. Buyer must suspect most houses in this neighborhood to have lead-based paint somewhere beneath new paint.

9.(m) - fireplaces not tried. But they should be inspected/repaired before use.

Additional pages are or are not attached.

D. FIXTURES/ITEMS: (Check only those fixtures/items below that are included in the sale of Property. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Property. Those fixtures/items listed below that are not checked shall not be included in the sale of Property.)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Fence (Invisible) | <input checked="" type="checkbox"/> Microwave Oven | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Air Conditioning Window Unit | <input type="checkbox"/> Fence Pet Collar | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Surface Unit Cook Top |
| <input type="checkbox"/> Air Purifier | <input type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Mirror (Attached) | <input type="checkbox"/> Gas <input type="checkbox"/> Electric |
| <input type="checkbox"/> Alarm System (Burglar)
<input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Gas Logs | <input type="checkbox"/> Outbuilding | <input type="checkbox"/> Swimming Pool Equipment
(List below) |
| <input type="checkbox"/> Alarm System (Smoke/Fire)
<input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Gas Starter Key | <input type="checkbox"/> Outdoor Furniture | <input type="checkbox"/> Swing Set |
| <input type="checkbox"/> Arbor | <input type="checkbox"/> Remote Control | <input type="checkbox"/> Outdoor Playhouse | <input checked="" type="checkbox"/> Switch Plate Covers |
| <input type="checkbox"/> Attic Fan (Whole House Fan) | <input type="checkbox"/> Screen/Door | <input type="checkbox"/> Porch swing | <input type="checkbox"/> Telephone/Data Jacks/Wires |
| <input type="checkbox"/> Attic Ventilator Fan | <input type="checkbox"/> Wood Burning Insert | <input type="checkbox"/> Propane Gas/ Fuel Oil Tanks | <input type="checkbox"/> Television Antenna |
| <input type="checkbox"/> Awning | <input type="checkbox"/> Fire Sprinkler System | <input type="checkbox"/> Above ground <input type="checkbox"/> Buried | <input type="checkbox"/> Television Cable/Jacks |
| <input type="checkbox"/> Basement/Crawl Space Ventilator Fan | <input type="checkbox"/> Flag Pole | <input type="checkbox"/> Leased <input type="checkbox"/> Owned | <input checked="" type="checkbox"/> Thermostat |
| <input type="checkbox"/> Basketball Post & Goal
<input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Garage Door Opener | <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Birdhouses | <input type="checkbox"/> Remote Control | <input type="checkbox"/> Safe | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing |
| <input type="checkbox"/> Boat Dock servicing the Property | <input type="checkbox"/> Gas Grille | <input type="checkbox"/> Satellite Dish/Receiver | <input type="checkbox"/> Tree House |
| <input type="checkbox"/> Carbon Monoxide Detector | <input type="checkbox"/> Gates | <input type="checkbox"/> Sauna | <input type="checkbox"/> Trellis |
| <input checked="" type="checkbox"/> Ceiling Fan
<input type="checkbox"/> Remote Control | <input type="checkbox"/> Remote Control | <input type="checkbox"/> Sewage Pump | <input type="checkbox"/> Vacuum System (Built-In) |
| <input checked="" type="checkbox"/> Chandelier | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Shelving Unit & System | <input type="checkbox"/> Vacuum Attachments |
| <input type="checkbox"/> Dehumidifier
<input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Vent Hood |
| <input checked="" type="checkbox"/> Dishwasher
<input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Humidifier | <input checked="" type="checkbox"/> Shower Head/Sprayer | <input checked="" type="checkbox"/> Washing Machine |
| <input type="checkbox"/> Dog House | <input type="checkbox"/> Ice Maker | <input checked="" type="checkbox"/> Smoke Detector | <input type="checkbox"/> Water Purification System |
| <input type="checkbox"/> Doorbell | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Battery Operated | <input type="checkbox"/> Leased <input type="checkbox"/> Owned |
| <input checked="" type="checkbox"/> Door & Window Hardware | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Hard Wired | <input type="checkbox"/> Water Softener System |
| <input checked="" type="checkbox"/> Dryer
<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Landscape Irrigation System | <input type="checkbox"/> Speakers (Built-In) | <input type="checkbox"/> Leased <input type="checkbox"/> Owned |
| | <input type="checkbox"/> Landscaping Lights | <input type="checkbox"/> Statuary | <input type="checkbox"/> Weather Vane |
| | <input type="checkbox"/> Light Bulbs | <input checked="" type="checkbox"/> Stepping Stones | <input type="checkbox"/> Well Pump |
| | <input checked="" type="checkbox"/> Light Fixtures
(Except Chandeliers) | <input type="checkbox"/> Storage Building | <input type="checkbox"/> Window Screens |
| | <input checked="" type="checkbox"/> Mailbox | <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Window Treatments
(including Hardware) |
| | | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric | <input type="checkbox"/> Wine Cooler |
| | | <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | |

Other fixtures/items included in the sale of Property shall be: _____

Other fixtures/items not included in the sale of Property shall be: _____

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Property shall remain Property of Seller and shall be removed prior to closing or the transfer of possession of Property to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, shall restore the area where the fixture / item has been removed to its original condition.

SELLER'S REPRESENTATION REGARDING SELLER'S PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: Dale Pease

Date: 4/24/2011

Seller: Mark H. Pease

Date: 4/24/2011

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Property Disclosure Statement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____



LEAD-BASED PAINT EXHIBIT "_____"



2011 Printing

This Exhibit is part of the Agreement with an Offer Date of 20 for the purchase and sale of that certain Property known as: 474 Kelly Street SE, Atlanta, Georgia 30312.

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's/Lessor's Disclosure.

Initials of Seller / Lessor

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Seller/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Lessor [check one below]:

Seller/Lessor has provided the Buyer/Lessee with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Buyer's/Lessee's Acknowledgment.

Initials of Buyer / Lessor

A. Buyer/Lessee has received copies of all information, if any, listed above.

B. Buyer/Lessee has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

C. Buyer/Lessee has [check one below]:

Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Broker's Acknowledgment.

Initials of Broker or Licensee of Broker

Broker has informed the Seller/Lessor of the Seller's/Lessor's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

5. 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.

Seller/Lessor

Buyer/Lessee

Date

Seller/Lessor

Buyer/Lessee

Date

Listing Broker

Selling/Leasing Broker

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.