

SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " _____ "



2015 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at:

326 Lakeshore Dr

Berkeley Lake

Georgia 30096. 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? NA
- (b) Is the Property or any portion thereof leased? ✓

Yes	No	Don't Know
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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? ✓
- (b) Is there now or has there been any soil movement, subsidence, settlement, upheaval, or erosion? ✓
- (c) Are there presently any diseased or dead trees on the Property? ✓
- (d) Are there presently any encroachments onto the Property, unrecorded easements affecting the Property or boundary line disputes with a neighboring property owner? ✓
- (e) Do any of the improvements on the Property encroach onto a neighboring property? ✓

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? ✓
- (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, company name/contact: TERMINIX
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? \$ _____
- (d) Is there a cost to maintain the bond, warranty or service contract?
if yes, what is the annual cost? \$ 350 Renewal Date January, 2014
- (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? ✓

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4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:

- (a) What year was the main residential dwelling constructed? 2005 - 2007
- (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?

Yes	No	Don't Know
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 F64 must be executed by the parties and the Lead-Based Paint Pamphlet F65 must be provided to the buyer.

6. ROOF, GUTTERS AND DOWNSPOUTS:

- (a) Approximate age of roof: 6 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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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? 2
- (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: March 2013
- (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 freezes in cold weather?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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) Are there any areas of the main dwelling that are not served by the primary heating system (excluding the attic, crawl space, garage or basement)?
- (c) What is the approximate age of the primary heating system serving the Property: 6 years
- (d) What is the primary air conditioning system serving the main dwelling? gas electric other
- (e) Are there any areas of the main dwelling that are not served by the primary air conditioning system (excluding the attic, crawl space, garage or basement)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Yes No Don't Know

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?

Yes No Don't Know

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.]

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

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Instant Forms

Other fixtures/items included in the sale of Property shall be: Home theater system
~~and Karaoke system~~

Other fixtures/items not included in the sale of Property shall be: Home theater system
and Karaoke system, 2 date trees, 1 persimmon tree

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: [Signature]
MLA JR Hatch

Date: 12/18/13
Date: 12/13/13

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____
Buyer: _____

Date: _____
Date: _____

