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: ___________________________. 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 “don’t know” 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? Yes  No  Don’t Know
      If yes, how long has it been since Seller occupied the Property? _________________________
   (b) Is the Property or any portion thereof leased? Yes  No  Don’t Know

2. COVENANTS, FEES AND ASSESSMENTS:
   (a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) or other similar restrictions? Yes  No  Don’t Know
   (b) Is the Property part of a condominium or community in which there is a homeowners’ association? Yes  No  Don’t Know

3. 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? Yes  No  Don’t Know
   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.

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:
   (a) What year was the main residential dwelling constructed? _________________________
   (b) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements? Yes  No  Don’t Know
   (c) Have any structural reinforcements or supports been added? Yes  No  Don’t Know
   (d) Has there been any cracking, settlement or visible movement of retaining walls? Yes  No  Don’t Know
   (e) Have there been any additions, structural changes, or any other major alterations to the original improvements? Yes  No  Don’t Know
   (f) Has any work been done where a required building permit was not obtained? Yes  No  Don’t Know
   (g) Is Seller aware of violations of building codes or zoning regulations or received notice of the same? Yes  No  Don’t Know
5. SYSTEMS AND COMPONENTS:

(a) What is/are the heating system(s) serving the Property?

<table>
<thead>
<tr>
<th>Heat Energy Source</th>
<th>Area(s) Served</th>
<th>Approximate Age</th>
<th>In Working Condition?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. ☐ gas ☐ electric ☐ radiant ☐ heat pump ☐ forced air ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>2. ☐ gas ☐ electric ☐ radiant ☐ heat pump ☐ forced air ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>3. ☐ gas ☐ electric ☐ radiant ☐ heat pump ☐ forced air ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>4. ☐ gas ☐ electric ☐ radiant ☐ heat pump ☐ forced air ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

(b) Does the heating system(s) not serve any enclosed part of the main dwelling?

(c) What is/are the air conditioning systems(s) (A/C) serving the Property?

<table>
<thead>
<tr>
<th>A/C Energy Source</th>
<th>Area(s) Served</th>
<th>Approximate Age</th>
<th>In Working Condition?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. ☐ gas ☐ electric ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>2. ☐ gas ☐ electric ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>3. ☐ gas ☐ electric ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>4. ☐ gas ☐ electric ☐</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

(d) Does the air conditioning system(s) not serve any enclosed part of the main dwelling?

(e) What is/are the water heater(s) serving the Property?

<table>
<thead>
<tr>
<th>Energy Source to heat water?</th>
<th>Tankless?</th>
<th>Approximate Age</th>
<th>In Working Condition?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. ☐ gas ☐ electric ☐ solar</td>
<td>☐ Yes ☐ No</td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>2. ☐ gas ☐ electric ☐ solar</td>
<td>☐ Yes ☐ No</td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>3. ☐ gas ☐ electric ☐ solar</td>
<td>☐ Yes ☐ No</td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>4. ☐ gas ☐ electric ☐ solar</td>
<td>☐ Yes ☐ No</td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

(f) 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? $_________ per ____________

(g) Does any dwelling or garage have aluminum wiring other than in the primary service line?

(h) Are any fixtures or appliances included in the sale in need of repair or replacement?

(i) Are any fireplaces presently not working, decorative only or in need of repair?

(j) When was each fireplace, wood stove or chimney/flue last cleaned?

6. ROOF, GUTTERS AND DOWNSPOUTS:

(a) Approximate age of roof: ________ years.

(b) Has any part of the roof been repaired during Seller’s ownership?

(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downsputs?
7. SEWER/PLUMBING RELATED ITEMS:
   (a) What is the drinking water source: □ public □ private □ well
   (b) If the drinking water is from a well, has the water been tested within the past twelve (12) months?
   (c) What is the sewage system: □ 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 any leaks, backups 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?
   (i) Are there any low water flow plumbing fixtures?
   (j) Has any water line or fixture ever frozen in cold weather?

8. FLOODING, DRAINAGE, MOISTURE AND SPRINGS:
   (a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any
       dwelling or garage?
   (b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of
       any dwelling or garage?
   (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) Has there ever been any flooding?
   (e) Are there any streams that do not flow year round or underground springs?
   (f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?

9. SOIL, TREES, SHRUBS AND BOUNDARIES:
   (a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps
       or wells (in use or abandoned)?
   (b) Is there now or has there ever been any visible soil settlement or movement?
   (c) Are there any diseased or dead trees?
   (d) Are there presently any encroachments, unrecorded easements or boundary line disputes with a
       neighboring property owner?
   (e) Do any of the improvements encroach onto a neighboring property?

10. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:
    (a) Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons); insects (such
        as termites, bees and ants); or by fungi or dry rot?
    (b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms
        by a licensed pest control company?
        If yes, is it transferable?
        If yes, company name/contact:
        Check type of coverage: □ re-treatment and repair; □ re-treatment; or □ periodic inspections only.
    (c) Is there a cost to transfer and/or maintain the bond, warranty or service contract?
        If yes, what is the cost? $
    (d) 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?

11. ENVIRONMENTAL/HEALTH/SAFETY CONCERNS:
    (a) Are there any underground tanks or toxic or hazardous substances such as asbestos?
    (b) Has Methamphetamine ("Meth") ever been produced on the Property?
    (c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic substances?
    (d) Is there 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?

12. LITIGATION AND INSURANCE:
    (a) Is there now or has there been any litigation therein alleging negligent construction or defective building
        products?
    (b) Has there been any award or payment of money in lieu of repairs for defective building products or poor
        construction?
    (c) Has any release been signed regarding defective products or poor construction that would limit a future
        owner from making any claims?
    (d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the
        Property?
    (e) How many insurance claims have been filed during Seller's ownership?
13. OTHER MATTERS:
   (a) Have there been any inspections in the past year?
       If yes, by whom and of what type?  
       ______________________________
   (b) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the
       site from another location?
       ______________________________
   (c) Is any portion of the main dwelling a mobile, modular or manufactured home?
       ______________________________
   (d) Has the Property been designated as historic or in a historic district where modifications and additions are
       limited?
       ______________________________
   (e) Are there any other latent or hidden defects that have not otherwise been disclosed?
       ______________________________

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?
   ______________________________

   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. ITEMS TO REMAIN WITH PROPERTY: (Check (✓) only those fixtures/personal property (hereinafter “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 items checked are included in the sale of Property. Those items listed below that are not checked shall not be included in the sale of Property.

<table>
<thead>
<tr>
<th>Appliances</th>
<th>Home Media</th>
<th>Interior Fixtures</th>
<th>Recreation</th>
<th>Safety</th>
<th>Systems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clothes Dryer</td>
<td>Cable Jacks</td>
<td>Ceiling Fan</td>
<td>Above Ground Pool</td>
<td>Alarm System</td>
<td>Air Conditioning</td>
</tr>
<tr>
<td>Gas</td>
<td>Cable Receiver</td>
<td>Remote Control</td>
<td>Gas Grill</td>
<td>(Burglar)</td>
<td>Window Unit</td>
</tr>
<tr>
<td>Electric</td>
<td>Cable Remotes</td>
<td>Chandelier(s)</td>
<td>Built-In</td>
<td>Leased</td>
<td>Air Purifier</td>
</tr>
<tr>
<td>Clothes Washing Machine</td>
<td>Intercom System</td>
<td>Fireplace</td>
<td>Free Standing</td>
<td>Owned</td>
<td>Attic Fan</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>Internet Hub</td>
<td>Gas Logs</td>
<td>Hot Tub</td>
<td>Leased</td>
<td>(Whole House Fan)</td>
</tr>
<tr>
<td>Built-In</td>
<td>Internet Wiring</td>
<td>Gas Starter Key</td>
<td>Outdoor Furniture</td>
<td>Owned</td>
<td>Attic Ventilator Fan</td>
</tr>
<tr>
<td>Free Standing</td>
<td>Satellite Dish</td>
<td>Remote Control</td>
<td>Outdoor Playhouse</td>
<td>Propane/ Fuel</td>
<td>Basement/Crawl Space</td>
</tr>
<tr>
<td>Garage Door Opener</td>
<td>Satellite Receiver</td>
<td>Screen/Door</td>
<td>Sauna</td>
<td>Oil in Tank</td>
<td>Ventilator Fan</td>
</tr>
<tr>
<td>Remote Control</td>
<td>Satellite Remote</td>
<td>Wood Burning Insert</td>
<td>Swimming Pool</td>
<td>Heated</td>
<td>Dehumidifier</td>
</tr>
<tr>
<td>Ice Maker</td>
<td>Speakers (Built-In)</td>
<td>Light Bulbs</td>
<td>Equipment</td>
<td>Owned</td>
<td>Built-In</td>
</tr>
<tr>
<td>Built-In</td>
<td>Switch Plate Covers</td>
<td>Light Fixtures</td>
<td>(List below)</td>
<td>Propane/ Fuel</td>
<td>Free Standing</td>
</tr>
<tr>
<td>Free Standing</td>
<td>Television (TV)</td>
<td>Mirror (Attached)</td>
<td>Safety System</td>
<td>Oil in Tank</td>
<td>Owned</td>
</tr>
<tr>
<td>Microwave Oven</td>
<td>Antenna</td>
<td>Shelving Unit &amp; System</td>
<td>Leased</td>
<td>Thermostat</td>
<td>Water Purification</td>
</tr>
<tr>
<td>Built-In</td>
<td>Mounts/Brackets</td>
<td>Built-In</td>
<td>Leased</td>
<td>Humidifier</td>
<td>System</td>
</tr>
<tr>
<td>Free Standing</td>
<td>Remote</td>
<td>Free Standing</td>
<td>Owned</td>
<td>Propane/ Fuel</td>
<td>Water Softener System</td>
</tr>
<tr>
<td>Oven</td>
<td>Wiring</td>
<td>Owned</td>
<td>Well Pump</td>
<td>Oil in Tank</td>
<td>Owned</td>
</tr>
<tr>
<td>Electric</td>
<td></td>
<td></td>
<td>Sewage Pump</td>
<td></td>
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<tr>
<td>Gas</td>
<td></td>
<td></td>
<td>Sump Pump</td>
<td></td>
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<tr>
<td>Convection</td>
<td></td>
<td></td>
<td>Stove</td>
<td></td>
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<tr>
<td>Free Standing</td>
<td></td>
<td></td>
<td>Thermostat</td>
<td></td>
<td></td>
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<tr>
<td>Wall Oven (built in)</td>
<td></td>
<td></td>
<td>Water Purification</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single</td>
<td></td>
<td></td>
<td>System</td>
<td></td>
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<tr>
<td>Double</td>
<td></td>
<td></td>
<td>Leased</td>
<td></td>
<td></td>
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<tr>
<td>Refrigerator</td>
<td></td>
<td></td>
<td>Owned</td>
<td></td>
<td></td>
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<tr>
<td>Stove</td>
<td></td>
<td></td>
<td>Propane/ Fuel Oil</td>
<td></td>
<td></td>
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<tr>
<td>Gas</td>
<td></td>
<td></td>
<td>Tanks</td>
<td></td>
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<tr>
<td>Electric</td>
<td></td>
<td></td>
<td>Above ground</td>
<td></td>
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<tr>
<td>Built-In</td>
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<td></td>
<td>Buried</td>
<td></td>
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<tr>
<td>Free Standing</td>
<td></td>
<td></td>
<td>Leased</td>
<td></td>
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<tr>
<td>Surface Unit Cook Top</td>
<td></td>
<td></td>
<td>Owned</td>
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<td>Gas</td>
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<td></td>
<td>Propane/ Fuel Oil</td>
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<tr>
<td>Electric</td>
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<td>in Tank</td>
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<tr>
<td>Built-In</td>
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<td>Sump Pump</td>
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<tr>
<td>Free Standing</td>
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<td></td>
<td>Propane/ Fuel</td>
<td></td>
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<tr>
<td>Trash Compactor</td>
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<td></td>
<td>Oil in Tank</td>
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<tr>
<td>Built-In</td>
<td></td>
<td></td>
<td>Heated</td>
<td></td>
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<tr>
<td>Free Standing</td>
<td></td>
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<td>Owned</td>
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<tr>
<td>Vacuum System (Built-In)</td>
<td></td>
<td></td>
<td>Well Pump</td>
<td></td>
<td></td>
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<tr>
<td>Vacuum Attachments</td>
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<tr>
<td>Vent Hood</td>
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<tr>
<td>Double</td>
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<tr>
<td>Wine Cooler</td>
<td></td>
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<tr>
<td>Wine Cooler</td>
<td></td>
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</tr>
</tbody>
</table>

Location of items checked above: __________________________________________________________

Other items, and it’s location, included in the sale of the Property shall be: __________________________________________________________

Other items not included in the sale of Property shall be: __________________________________________________________
The common law of fixtures shall apply to items not addressed herein. Those 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 items not timely removed. In removing all items, Seller shall use reasonable care to prevent damage and, if necessary, shall restore the area where the 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: ________________________________________________  Date: ______________________________________

Seller: ________________________________________________  Date: ______________________________________

RECEIPT AND ACKNOWLEDGMENT BY BUYER:
Buyer acknowledges the receipt of this Seller’s Property Disclosure Statement.

Buyer: ________________________________________________  Date: ______________________________________

Buyer: ________________________________________________  Date: ______________________________________