

**OWNER'S PROPERTY DISCLOSURE STATEMENT (LEASE)**  
**(To be used for Lease /Purchase Agreement and**  
**Lease for residential Property Form)**  
**EXHIBIT “ \_\_\_\_\_ ”**



This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: \_\_\_\_\_, Georgia \_\_\_\_\_.

**NOTICE TO TENANT AND OWNER:** This disclosure statement is designed to assist property owner in disclosing to prospective broker and tenants all known material adverse facts relating to the physical condition of Property that may not be readily observable, disclosing historical information and past problems with Property, and identifying those fixtures/items that are included with the rental of Property. All questions are to be answered with respect to the above referenced Property.

**IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE “YES,” PLEASE EXPLAIN IN DETAIL IN THE “ADDITIONAL EXPLANATIONS” SECTION.**

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>1. SOIL, TREES, SHRUBS AND BOUNDARIES:</b>			
(a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are there any diseased or dead trees on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments, leases, unrecorded easements, or boundary line disputes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. ROOF, GUTTERS AND DOWNSPOUTS:</b>			
(a) Approximate age of roof: _____ years.			<input type="checkbox"/>
(b) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downspouts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:</b>			
(a) 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: <input type="checkbox"/> re-treatment and repair; or <input type="checkbox"/> re-treatment only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. DRAINAGE, FLOODING AND MOISTURE:</b>			
(a) Has there been any water leakage, water accumulation, or dampness within the basement, crawl space or other parts of the main dwelling at or below grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property or any improvements thereon located in a flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does water regularly stand on Property for more than one day after it has rained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Has there been any past flooding on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Does mold appear on interior heated and cooled portions of any dwelling on Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. PLUMBING RELATED ITEMS:</b>			
(a) What is your drinking water source: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Well on Property			
(b) If your drinking water is from a well, has it been tested within the past twelve months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water softener, filter or purifier? If yes, <input type="checkbox"/> Leased <input type="checkbox"/> Owned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) What is the type of sewage system: <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic Tank			
(e) Is the main dwelling served by sewage pump or lift system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you know if any septic tank or cesspool on the Property has ever been professionally serviced? If yes, please give the date of last service: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Is there any polybutylene plumbing, other than primary service line, on Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. TOXIC SUBSTANCES:</b>			
(a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminates?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has Property ever been tested for radon, lead, mold or any other potentially toxic substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Mark box if additional pages are attached.

**12. OWNER'S REPRESENTATION:**

To the best of Owner's knowledge and belief, the information contained in this Owner's Property Disclosure Statement is accurate and complete as of the date signed by Owner. It should not be a substitute for Tenant inspecting Property or obtaining any warranties with regard to Property that Tenant may wish to obtain. Owner hereby authorizes Broker to provide this Owner's Property Disclosure Statement to prospective Tenants of Property and to real estate brokers and their affiliated licensees. **Owner agrees to promptly update this Owner's Property Disclosure Statement and to provide any Tenant and Broker with a revised copy of the same if there is any material changes in the answers to the questions contained herein.**

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

**13. RECEIPT AND ACKNOWLEDGMENT BY BUYER:**

I acknowledge receipt of this Owner's Property Disclosure Statement. I understand that, except as stated in the Lease Agreement, The Property is being rented in its present condition, without warranties or guarantees of any kind by Owner or Brokers. No representations concerning the condition of Property are being relied upon by Tenant except as disclosed herein or stated in the Lease Agreement.

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_