Print Form

ATLANTA PEACH Management & Realty

OWNER'S PROPERTY DISCLOSURE STATEMENT (LEASE)

(To be used for Lease for Lease/Purchase Agreement and Lease for Residential Property Forms)

EXHIBIT "___F___"

Georgia Association of REALTORS®

2011 Printing

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

A. INSTRUCTIONS TO OWNER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Owner 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 Owners in the Lease 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 Tenant and any Broker involved in the transaction if prior to leasing there are any material changes in the answers to any of the questions.

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

C. DISCLOSURES.

	Yes	No	Don't Know
1. 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?	_____	_____	_____
2. ROOF, GUTTERS AND DOWNSPOUTS:			
(a) Approximate age of roof: _____ years.			
(b) 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?	_____	_____	_____
3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:			
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; ☐ re-treatment only; or ☐ periodic inspections only.			
4. 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?	_____	_____	_____

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	Yes	No	Don't Know
5. 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?	_____	_____	_____
6. 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?	_____	_____	_____
(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?	_____	_____	_____
(d) Are there any exterior doors which either do not lock or for which the key has been lost?	_____	_____	_____
7. COVENANTS, FEES AND ASSESSMENTS:			
(a) 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? **[IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].**	_____	_____	_____
(b) If yes, are there any restrictions on leasing?	_____	_____	_____
8. OTHER MATTERS:			
(a) Is there or has there been in the past any litigation involving Property or any improvement therein alleging negligent or improper construction defects, termites, and/or title problems?	_____	_____	_____
(b) Have there been any problems with or repairs made to the electrical, plumbing, or heating and air condition systems, or any part thereof?	_____	_____	_____
9. 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.	_____	_____	_____
10. 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.

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11. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

Additional pages are ☐ or are ☐ not attached.

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

Owner represents that Owner has followed the Instructions to Owner 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.

Owner: _____ Date: _____

Owner: _____ Date: _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Tenant acknowledges the receipt of this Owner's Property Disclosure Statement.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

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