



# CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:

1522 Bear Branch Cove, Murfreesboro, TN 37130

PROPERTY ADDRESS

**SELLER NAME:** Mark Benedict and Sallie Benedict  
**LICENSEE NAME:** Ann Hoke

**BUYER NAME:**

**LICENSEE NAME:**

in this consumer's current or prospective transaction is serving as:

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**  
(not an agent for either party).

☐ **Transaction Broker or Facilitator.**  
(not an agent for either party).

☐ **Seller is Unrepresented.**

☐ **Buyer is Unrepresented.**

☐ **Agent for the Seller.**

☐ **Agent for the Buyer.**

☒ **Designated Agent for the Seller.**

☐ **Designated Agent for the Buyer.**

☐ **Disclosed Dual Agent (for both parties),**  
with the consent of both the Buyer and the Seller  
in this transaction.

☐ **Disclosed Dual Agent (for both parties),**  
with the consent of both the Buyer and the Seller  
in this transaction.

This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to purchase**, OR to any unrepresented seller **prior to presentation of an offer to purchase**; OR (if the Licensee is listing a property without an agency agreement) **prior to execution of that listing agreement**. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3<sup>rd</sup> Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.**

By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor® acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code of Ethics and Standards of Practice.

*Mark Benedict* dotloop verified 04/09/19 10:37 AM CDT 95FV-BOOW-37L1-FWIW

Seller Signature

Date

Buyer Signature

Date

*Sallie Benedict* dotloop verified 04/10/19 11:56 AM CDT MHOX-WMIG-31WS-FUQX

Seller Signature

Date

Buyer Signature

Date

*Ann Hoke* dotloop verified 04/08/19 4:42 PM CDT ISAX-P7DX-ZKJV-PALO

Listing Licensee

Date

Selling Licensee

Date

Ann Hoke & Associates

Listing Company

Selling Company

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

This form is copyrighted and may only be used in real estate transactions in which Ann Hoke is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at 615- 321-1477.



## TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 1522 Bear Branch Cove CITY \_\_\_\_\_  
 2 SELLER'S NAME(S) Bendick PROPERTY AGE \_\_\_\_\_  
 3 DATE SELLER ACQUIRED THE PROPERTY 2009 DO YOU OCCUPY THE PROPERTY? yes  
 4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? \_\_\_\_\_  
 5 (Check the one that applies) The property is a ☒ site-built home ☐ non-site-built home  
 6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling  
 7 units to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a  
 8 residential property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property  
 9 transfers may be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the  
 10 buyers' and sellers' rights and obligations under the Act. A complete copy of the Act may be found at  
 11 <http://www.lexisnexis.com/hottopics/tncode/> (See Tenn. Code Ann. § 66-5-201, et seq.)  
 12 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to  
 13 the best of the seller's knowledge as of the Disclosure date.  
 14 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.  
 15 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have  
 16 occurred since the time of the initial Disclosure, or certify that there are no changes.  
 17 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain  
 18 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn.  
 19 Code Ann. § 66-5-204).  
 20 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.  
 21 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless  
 22 agreed to in the purchase contract.  
 23 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes  
 24 paid.  
 25 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be  
 26 transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or  
 27 occurrence which had no effect on the physical structure of the property.  
 28 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form  
 29 only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure  
 30 form (See Tenn. Code Ann. § 66-5-202).  
 31 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public  
 32 auctions, court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not  
 33 resided on the property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).  
 34 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,  
 35 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by  
 36 the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.  
 37 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller  
 38 is not required to repair any such items.  
 39 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a  
 40 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).  
 41 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to  
 42 buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such  
 43 matters.

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44 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although  
45 licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.  
46 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited  
47 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage  
48 disposal system permit.

49 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the  
50 results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by  
51 the Department of Environment and Conservation, and whether the property is located within a Planned Unit  
52 Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the  
53 development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have  
54 knowledge that the residence has ever been moved from an existing foundation to another foundation.

55 The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above  
56 acknowledge that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this  
57 information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential  
58 Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential  
59 Property Condition Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice  
60 of an attorney on any legal questions they may have regarding this information or prior to taking any legal actions.

61 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must  
62 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The  
63 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee  
64 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers  
65 may wish to obtain.

66 **Buyers and Sellers should be aware that any sales agreement executed between the parties will supersede this form as**  
67 **to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified**  
68 **below and/or the obligation of the buyer to accept such items "as is."**

#### INSTRUCTIONS TO THE SELLER

70 Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly  
71 label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this  
72 statement to any person or entity in connection with any actual or anticipated sale of the subject property.

#### 73 A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

- |  |   |   |
|--|---|---|
| 74 <input checked="" type="checkbox"/> Range   | <input type="checkbox"/> Wall/Window Air Conditioning   | <input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u>3</u> ) |
| 75 <input checked="" type="checkbox"/> Window Screens  | <input checked="" type="checkbox"/> Oven  | <input type="checkbox"/> Fireplace(s) (Number) <u>2</u>                                 |
| 76 <input type="checkbox"/> Intercom   | <input checked="" type="checkbox"/> Microwave - <u>Advantium</u>  | <input type="checkbox"/> Gas Starter for Fireplace                                      |
| 77 <input checked="" type="checkbox"/> Garbage Disposal  | <input checked="" type="checkbox"/> Gas Fireplace Logs <u>(2)</u>   | <input type="checkbox"/> TV Antenna/Satellite Dish                                      |
| 78 <input type="checkbox"/> Trash Compactor  | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm   | <input type="checkbox"/> Central Vacuum System and attachments                          |
| 79 <input type="checkbox"/> Spa/Whirlpool Tub  | <input type="checkbox"/> Burglar Alarm <u>Security + Cameras ring door bell</u>                                     | <input checked="" type="checkbox"/> Current Termite contract                            |
| 80 <input type="checkbox"/> Water Softener   | <input checked="" type="checkbox"/> Patio/Decking/Gazebo  | <input type="checkbox"/> Hot Tub  |
| 81 <input checked="" type="checkbox"/> 220 Volt Wiring   | <input type="checkbox"/> Installed Outdoor Cooking Grill  | <input checked="" type="checkbox"/> Washer/Dryer Hookups                                |
| 82 <input type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Irrigation System   | <input checked="" type="checkbox"/> Pool  |
| 83 <input checked="" type="checkbox"/> Dishwasher  | <input checked="" type="checkbox"/> A key to all exterior doors   | <input checked="" type="checkbox"/> Access to Public Streets                            |
| 84 <input type="checkbox"/> Sump Pump  | <input checked="" type="checkbox"/> Rain Gutters  | <input checked="" type="checkbox"/> Heat Pump   |
| 85 <input checked="" type="checkbox"/> Central Heating   | <input checked="" type="checkbox"/> Central Air   |   |
| 86 <input checked="" type="checkbox"/> Water Heater  | <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar |   |
| 87 <input type="checkbox"/> Other _____  | <input type="checkbox"/> Other _____  |   |
| 88 Garage <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input checked="" type="checkbox"/> Carport   |   |   |
| 89 Water Supply <input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> Well <input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other _____ |   |   |
| 90 Gas Supply <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled <input type="checkbox"/> Other _____  |   |   |

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91 Waste Disposal ☒ City Sewer ☐ Septic Tank ☐ Other \_\_\_\_\_  
92 Roof(s): Type \_\_\_\_\_ Age (approx): 5 Years

93 Other Items:  
94  
95

96 To the best of your knowledge, are any of the above NOT in operating condition? ☐ YES ☒ NO

97 If YES, then describe (attach additional sheets if necessary):  
98  
99  
100

101 If leases are not assumable, it will be Seller's responsibility to pay balance.

102 **B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?**

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
103		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
112	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

113 If any of the above is/are marked YES, please explain:  
114

115 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:** YES NO UNKNOWN

- |     |  |                          |                                     |                          |
|-----|--|--------------------------|-------------------------------------|--------------------------|
| 116 | 1. Substances, materials or products which may be environmental hazards              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 117 | such as, but not limited to: asbestos, radon gas, lead-based paint, fuel             |                          |                                     |                          |
| 118 | or chemical storage tanks, methamphetamine, contaminated soil or                     |                          |                                     |                          |
| 119 | water, and/or known existing or past mold presence on the subject                    |                          |                                     |                          |
| 120 | property?  |                          |                                     |                          |
| 121 | 2. Features shared in common with adjoining land owners, such as walls, but          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 122 | not limited to, fences, and/or driveways, with joint rights and obligations          |                          |                                     |                          |
| 123 | for use and maintenance?   |                          |                                     |                          |
| 124 | 3. Any authorized changes in roads, drainage or utilities affecting the              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 125 | property, or contiguous to the property?   |                          |                                     |                          |
| 126 | 4. Any changes since the most recent survey of the property was done?                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 127 | Most recent survey of the property: <input type="checkbox"/> (check here if unknown) |                          |                                     |                          |
| 128 |  |                          |                                     |                          |
| 129 | 5. Any encroachments, easements, or similar items that may affect your               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 130 | ownership interest in the property?  |                          |                                     |                          |
| 131 | 6. Room additions, structural modifications or other alterations or                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 132 | repairs made without necessary permits?  |                          |                                     |                          |
| 133 | 7. Room additions, structural modifications or other alterations or                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 134 | repairs not in compliance with building codes?                                       |                          |                                     |                          |
| 135 | 8. Landfill (compacted or otherwise) on the property or any portion                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 136 | thereof?   |                          |                                     |                          |

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		YES	NO	UNKNOWN
137	9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
139	11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
140	12. Any past or present interior water intrusions(s) from outside home,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
141	standing water within foundation and/or basement?			
142	If yes, please explain. If necessary, please attach an additional sheet			
143	and any available documents pertaining to these repairs/corrections.			
144				
145				
146				
147	13. Property or structural damage from fire, earthquake, floods, landslides,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148	tremors, wind, storm or wood destroying organisms?			
149	If yes, please explain (use separate sheet if necessary).			
150				
151				
152	If yes, has said damage been repaired? _____			
153	14. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154	If yes, in what fire department's service area is the property located?			
155	<u>Murfreesboro City</u>			
156	Is the property owner subject to charges or fees for fire protection,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	such as subscriptions, association dues or utility fees?			
158	15. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	"setback" requirements?			
160	16. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	17. Subdivision and/or deed restrictions or obligations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162	18. A Condominium/Homeowners Association (HOA) which has any authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163	over the subject property?			
164	Name of HOA: <u>Bear Branch Cove</u>			
165	HOA Phone Number: <u>615 403 3761</u>			
166	Special Assessments: _____			
167	Management Company: _____			
168	Management Co. Address: _____			
169	19. Any "common area" (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
170	courts, walkways or other areas co-owned in undivided interest with others)?			
171	20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172	21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173	or will affect the property?			
174	22. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
175	If yes, please explain, and include a written statement regarding payment			
176	information.			
177				
178				
179	23. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
180	insulation and finish systems (EIFS), also known as "synthetic stucco"?			
181	If yes, has there been a recent inspection to determine whether the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
182	has excessive moisture accumulation and/or moisture related damage?			
183	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>			
184	<i>professional inspect the structure in question for the preceding concern and provide a written report of the</i>			
185	<i>professional's finding.)</i>			
186	If yes, please explain. If necessary, please attach an additional sheet.			
187				
188				
189	24. Is heating and air conditioning supplied to all finished rooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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If the same type of system is not used for all finished rooms, please explain.

YES NO UNKNOWN

25. If septic tank or other private disposal system is marked under item (A), does it have adequate capacity and approved design to comply with present state and local requirements for the actual land area and number of bedrooms and facilities existing at the residence? ☐ ☐ ☐
26. Is this property in a historical district or has it been declared historical by any governmental authority such that permission must be obtained before certain types of improvements or aesthetic changes to the property are made? ☐ ☒ ☐
27. Is there an exterior injection well anywhere on the property? ☐ ☒ ☐
28. Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation? ☐ ☒ ☐  
If yes, results of test(s) and/or rate(s) are attached.
29. Has any residence on this property ever been moved from its original foundation to another foundation? ☐ ☒ ☐
30. Is this property in a Planned Unit Development? Planned Unit Development is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, controlled by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk or type of use, density, lot coverage, open space, or other restrictions to the existing land use regulations." Unknown is not a permissible answer under the statute. ☐ ☒ ☐
31. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of limestone or dolostone strata resulting from groundwater erosion, causing a surface subsidence of soil, sediment, or rock and is indicated through the contour lines on the property's recorded plat map." ☐ ☒ ☐

**D. CERTIFICATION.** I/We certify that the information herein, concerning the real property located at

is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to conveyance of title to this property, these changes will be disclosed in an addendum to this document.

Transferor (Seller) Mark J. Benedict Date 4-05-19 Time 1548

Transferor (Seller) Shelly Benedict Date 4-05-19 Time 1549

Parties may wish to obtain professional advice and/or inspections of the property and to negotiate appropriate provisions in the purchase agreement regarding advice, inspections or defects.

**Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are evident by careful observation. **I/We acknowledge receipt of a copy of this disclosure.**

Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

*NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. This form contains language that is in addition to the language mandated by the state of Tennessee pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act". Tennessee Code Annotated § 66-5-201, et seq. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.*

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