



MEMPHIS AREA ASSOCIATION OF REALTORS®



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. This is not a warranty, or a substitute for any professional inspections or warranties that the purchasers may wish to obtain.

Important - Must Read!

Buyers and sellers should be aware that any sales agreement executed between the parties will supercede this form as to any obligations on the part of the seller to repair items identified below and/or the obligation of the buyer to accept such items "as is".

INSTRUCTIONS TO THE SELLER

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

PROPERTY ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_
SELLER'S NAME(S) \_\_\_\_\_ PROPERTY AGE \_\_\_\_\_
DATE SELLER ACQUIRED THE PROPERTY \_\_\_\_\_ DO YOU OCCUPY THE PROPERTY? \_\_\_\_\_
IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? \_\_\_\_\_
(Check the one that applies) THE PROPERTY IS A [ ] SITE-BUILT HOME [ ] NONSITE BUILT HOME\*

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

[ ] Range [ ] Central Heating [ ] Patio/Decking/Gazebo [ ] Hot Tub
[ ] Oven [ ] Heat Pump [ ] Irrigation System [ ] Sauna
[ ] Microwave [ ] Central Air Conditioning [ ] Sump Pump [ ] Current Termite Contract
[ ] Dishwasher [ ] Wall/Window Air Conditioning [ ] Garage Door Opener(s) [ ] Access to Public Streets
[ ] Garbage Disposal [ ] Window Screens (Number of openers \_\_\_\_ ) [ ] At Least One Key to All Exterior Doors
[ ] Trash Compactor [ ] Rain Gutters [ ] Intercom [ ] Burglar Alarm
[ ] Water Softener [ ] Fireplace(s) (Number \_\_\_\_\_) [ ] TV Antenna/Satellite Dish [ ] If yes, is Alarm monitored? \_\_\_\_\_
[ ] 220 Volt Wiring [ ] Gas Starter For Fireplace [ ] Pool [ ] Current Termite Contract
[ ] Washer/Dryer Hookups [ ] Smoke Detector/Fire Alarm [ ] Spa/Whirlpool Tub [ ] If yes, Contract is with \_\_\_\_\_
[ ] Other \_\_\_\_\_
[ ] Other \_\_\_\_\_
Garage: [ ] Attached [ ] Not Attached [ ] Carport
Water Heater: [ ] Gas [ ] Solar [ ] Electric
Water Supply: [ ] City [ ] Well [ ] Private [ ] Utility [ ] Other \_\_\_\_\_
Waste Disposal: [ ] City Sewer [ ] Septic Tank [ ] Other \_\_\_\_\_
Gas Supply: [ ] Utility [ ] Bottled [ ] Other \_\_\_\_\_
Roof(s): Type \_\_\_\_\_ Age (approx.) \_\_\_\_\_
Other Items: \_\_\_\_\_

To the best of your knowledge, are any of the above NOT in operating condition? [ ] YES [ ] NO
If YES, then describe (attach additional sheets if necessary): \_\_\_\_\_

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

Table with columns: YES, NO, UNKNOWN for categories: Interior Walls, Ceilings, Floors, Windows, Doors, Insulation, Plumbing, Sewer/Septic, Central Heating, Central Air Conditioning, Electrical System, Exterior Walls, Roof, Basement, Foundation, Slab, Driveway, Sidewalks, Heat Pump, Alarm System, Fireplace, Double Paned/Insulated Windows and/or Doors.

If any of the above is/are marked YES, please explain: \_\_\_\_\_

C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING?

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to: asbestos, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and/or contaminated soil or water on the subject property. [ ] YES [ ] NO [ ] UNKNOWN
2. Features shared in common with adjoining landowners, such as, but not limited to, walls, fences, and/or driveways, with joint rights and obligations for use and maintenance. [ ] YES [ ] NO [ ] UNKNOWN
3. Any authorized changes in roads, drainage, or utilities affecting the property, or contiguous to the property. [ ] YES [ ] NO [ ] UNKNOWN
4. Any changes since the most recent survey of the property was done. [ ] YES [ ] NO [ ] UNKNOWN
Most recent survey of the property: \_\_\_\_\_ [check here [ ] if unknown]
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property. [ ] YES [ ] NO [ ] UNKNOWN
6. Room additions, structural modifications, or other alterations or repairs made without necessary permits. [ ] YES [ ] NO [ ] UNKNOWN
7. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. [ ] YES [ ] NO [ ] UNKNOWN
8. Is heating and air conditioning supplied to all finished rooms? [ ] YES [ ] NO [ ] UNKNOWN
If the same type of system is not used for all finished rooms, please explain, \_\_\_\_\_
9. Landfill (compacted or otherwise) on the property or any portion thereof. [ ] YES [ ] NO [ ] UNKNOWN
10. Any settling from any cause, or slippage, sliding, or other soil problems. [ ] YES [ ] NO [ ] UNKNOWN
11. Flooding, drainage, or grading problems. [ ] YES [ ] NO [ ] UNKNOWN
12. Any requirement that flood insurance be maintained on the property. [ ] YES [ ] NO [ ] UNKNOWN
13. Property or structural damage from fire, water, wind, storm, earthquake/tremor, floods, landslides or wood destroying organisms. [ ] YES [ ] NO [ ] UNKNOWN
If yes, has such damage been repaired? [ ] YES [ ] NO [ ] UNKNOWN
14. Any zoning violations, nonconforming uses, and/or violations of "setback" requirements. [ ] YES [ ] NO [ ] UNKNOWN
15. Neighborhood noise problems or other nuisances. [ ] YES [ ] NO [ ] UNKNOWN
16. Subdivisions and/or deed restrictions or obligations. [ ] YES [ ] NO [ ] UNKNOWN
17. A Homeowners Association (HOA) which has any authority over the subject property. [ ] YES [ ] NO [ ] UNKNOWN
Name of HOA: \_\_\_\_\_
HOA Address: \_\_\_\_\_
Monthly Dues: \_\_\_\_\_ Special Assessments: \_\_\_\_\_
18. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways, or other areas co-owned in individual interest with others. [ ] YES [ ] NO [ ] UNKNOWN
19. Any notices of abatement or citations against the property. [ ] YES [ ] NO [ ] UNKNOWN
20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affect(s) or will affect the property. [ ] YES [ ] NO [ ] UNKNOWN
21. Is any system, equipment or part of the property being leased. [ ] YES [ ] NO [ ] UNKNOWN
If yes, please explain, and include a written statement regarding payment information. \_\_\_\_\_
22. Any exterior wall covering of the structure covered with exterior insulation and finishing systems (EIFS), also known as "synthetic stucco". [ ] YES [ ] NO [ ] UNKNOWN
If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage? (The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified professional inspect the structure in question for the preceding concern and provide a written report of the professional(s) finding.) [ ] YES [ ] NO [ ] UNKNOWN
If yes, please explain. If necessary, please attach an additional sheet. \_\_\_\_\_
23. Is property in an official historic district such that approval of the Memphis Landmarks Commission or other governmental agency must be obtained before certain types of improvements or aesthetic changes to the property are made? [ ] YES [ ] NO [ ] UNKNOWN

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 addendum(a) to this document.

Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_
Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_

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