



CONFIRMATION OF AGENCY STATUS

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

7 The real estate transaction involving the property located at:

8 1505 Old Lock A Rd Charlotte TN 37036-5911

PROPERTY ADDRESS

10 SELLER NAME: <u>Monica van den Berg</u> 11 LICENSEE NAME: <u>Chuck Simpson</u>	BUYER NAME: _____ LICENSEE NAME: _____
12 in this consumer's current or prospective transaction is 13 serving as:	in this consumer's current or prospective transaction is serving as:
14 <input type="checkbox"/> Transaction Broker or Facilitator. 15 (not an agent for either party). 16 <input type="checkbox"/> Seller is Unrepresented. 17 <input type="checkbox"/> Agent for the Seller. 18 <input checked="" type="checkbox"/> Designated Agent for the Seller. 19 <input type="checkbox"/> Disclosed Dual Agent (for both parties), 20 with the consent of both the Buyer and the Seller 21 in this transaction.	<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party). <input type="checkbox"/> Buyer is Unrepresented. <input type="checkbox"/> Agent for the Buyer. <input type="checkbox"/> Designated Agent for the Buyer. <input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

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

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

34 <u>Monica van den Berg</u> 35 Seller Signature <u>Monica van den Berg</u> Date _____	Buyer Signature _____ Date _____
36 _____ 37 Seller Signature _____ Date _____	Buyer Signature _____ Date _____
38 <u>Chuck Simpson</u> 39 Listing Licensee <u>Chuck Simpson</u> Date _____	Selling Licensee _____ Date _____
40 <u>Tim Thompson Premier Realtors</u> 41 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 Mr. Chuck Simpson Jr. 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.

nsfcmef:004



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 1505 Old Lock A Rd CITY Charlotte
2 SELLER'S NAME(S) Monica van den Berg PROPERTY AGE 6 YRS

3 DATE SELLER ACQUIRED THE PROPERTY 12/18/2009 DO YOU OCCUPY THE PROPERTY? Yes

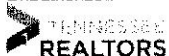
4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? _____

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."**

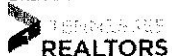
69 **INSTRUCTIONS TO THE SELLER**

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 type="checkbox"/> Garage Door Opener(s) (Number of openers _____) |
| 75 <input checked="" type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Oven | <input type="checkbox"/> Fireplace(s) (Number) _____ |
| 76 <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Gas Starter for Fireplace |
| 77 <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Gas Fireplace Logs | <input checked="" 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 | <input checked="" type="checkbox"/> Current Termite contract |
| 80 <input checked="" 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 type="checkbox"/> Irrigation System | <input type="checkbox"/> Pool |
| 83 <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> A key to all exterior doors | <input 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 type="checkbox"/> Gas <input type="checkbox"/> Solar | |
| 87 <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |
| 88 Garage <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Carport | |
| 89 Water Supply <input type="checkbox"/> City <input checked="" type="checkbox"/> Well | <input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other _____ | |
| 90 Gas Supply <input 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 COMPOSITION SHINGLE Age (approx): 6 YRS

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 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106 Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
107 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111 Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
112 Exterior Walls	<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:**

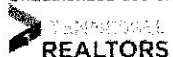
	YES	NO	UNKNOWN
116 1. Substances, materials or products which may be environmental hazards such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, methamphetamine, contaminated soil or water, and/or known existing or past mold presence on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
121 2. Features shared in common with adjoining land owners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <u>EASEMENT</u>
124 3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126 4. Any changes since the most recent survey of the property was done? Most recent survey of the property: <input type="checkbox"/> (check here if unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128 <u>12/2009</u>			
129 5. Any encroachments, <u>easements</u> , or similar items that may affect your ownership interest in the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
131 6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133 7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135 8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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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"/>	FLOOD PLAIN ALONG CREEK
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, standing water within foundation and/or basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
141	If yes, please explain. If necessary, please attach an additional sheet				
142	and any available documents pertaining to these repairs/corrections.				
143					
144					
145					
146					
147	13. Property or structural damage from fire, earthquake, floods, landslides, tremors, wind, storm or wood destroying organisms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
148	If yes, please explain (use separate sheet if necessary).				
149					
150					
151					
152	If yes, has said damage been repaired? _____				
153	14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
154					
155	15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
156	16. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
157	17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
158	Name of HOA: _____				HOA Address: _____
159	HOA Phone Number: _____				Monthly Dues: _____
160	Special Assessments: _____				Transfer Fees: _____
161	Management Company: _____				Phone: _____
162	Management Co. Address: _____				
163					
164	18. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
165					
166	19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
167	20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
168					
169	21. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
170	If yes, please explain, and include a written statement regarding payment				
171	information.				
172					
173					
174	22. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
175	If yes, has there been a recent inspection to determine whether the structure				
176	has excessive moisture accumulation and/or moisture related damage?				
177	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>				
178	<i>professional inspect the structure in question for the preceding concern and provide a written report of the</i>				
179	<i>professional's finding.)</i>				
180	If yes, please explain. If necessary, please attach an additional sheet.				
181					
182					
183					
184	23. Is heating and air conditioning supplied to all finished rooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
185	If the same type of system is not used for all finished rooms, please explain.				
186					
187					
188					

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- | | | YES | NO | UNKNOWN |
|-----|---|-------------------------------------|-------------------------------------|--------------------------|
| 189 | 24. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 190 | | | | |
| 191 | | | | |
| 192 | | | | |
| 193 | 25. 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 194 | | | | |
| 195 | | | | |
| 196 | 26. Is there an exterior injection well anywhere on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 197 | | | | |
| 198 | 27. 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 199 | If yes, results of test(s) and/or rate(s) are attached. | | | |
| 200 | | | | |
| 201 | 28. Has any residence on this property ever been moved from its original foundation to another foundation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 202 | | | | |
| 203 | 29. 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 204 | | | | |
| 205 | | | | |
| 206 | | | | |
| 207 | | | | |
| 208 | | | | |
| 209 | | | | |
| 210 | | | | |
| 211 | 30. 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." | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 212 | | | | |
| 213 | | | | |
| 214 | | | | |
| 215 | | | | |

216 **D. CERTIFICATION.** I/We certify that the information herein, concerning the real property located at
 217 1505 Old Lock A Rd Charlotte TN 37036-5911
 218 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
 219 conveyance of title to this property, these changes will be disclosed in an addendum to this document.

220 Transferor (Seller) Monica van den Berg Date _____ Time _____
 221 Transferor (Seller) _____ Date _____ Time _____

222 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
 223 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
 224
 225

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

229 Transferee (Buyer) _____ Date _____ Time _____
 230 Transferee (Buyer) _____ Date _____ Time _____

231 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
 232 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
 233 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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SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 1505 Old Lock A Rd Charlotte TN 37036-5911
PROPERTY ADDRESS

2 The owner of this residential property discloses the following:

3 According to the subsurface sewage disposal system permit issued for this property, this property is permitted for 3
4 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and
5 is attached to this disclosure.

6 I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the
7 appropriate governmental permitting authority. However, I/we were informed that

8 The file could not be located.

9 OR

10 A permit was not issued for this property.

11 As a result, I/we do not have any knowledge as to the number of bedrooms for which this property has been permitted.

12 NOTE: There may be additional information which may be of interest and/or concern to Buyers contained in the official file
13 with the Tennessee Department of Environment and Conservation, Groundwater Protection division located in the
14 county office regulating septic systems. This file may contain information concerning maintenance that has been
15 done on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information
16 and if of concern to them, to have a soil engineer interpret the contents of the file. Real estate licensees are not soil
17 engineers and are not experts who can provide an interpretation of the contents of the official file.

18 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
19 they have provided is true and accurate and acknowledge receipt of a copy:

20 The party(ies) below have signed and acknowledge receipt of a copy.

21 _____	21 _____
22 BUYER	22 BUYER
23 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	23 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
24 Date	24 Date

25 The party(ies) below have signed and acknowledge receipt of a copy.

26 <u>Monica van den Berg</u>	26 _____
27 SELLER Monica van den Berg	27 SELLER
28 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	28 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
29 Date	29 Date

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**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION
PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM**

Issued to: Willem VanDenBerg
Owner, Developer, Contractor, Installer, Etc.

Location: 1505 Old Lock A Road
m 23 p 2-00

Installation:
 1. New Installation
 2. Repair to Existing System

Establishment:
 1. Residential: # Bedrooms 3
 2. Other: _____ (specify) _____

Gal/Day: _____

Evaluation Based Upon:
 1. Soil typing by Soil Scientist
 a. General
 b. High Intensity
 c. Extra High Intensity
 2. Soil Percolation Test
 3. Environmental Specialist
Estimated Absorption Rate: 75 MPI

Approval based upon:
Statute No. T.C.A. 68-221-403
 (c) Percolation test
 (d) Grandfather clause. Current standards except those specified
 (f) 12" (karst) and 6" (non-karst) buffer required

Type of System:
 1. Conventional
 2. Low Pressure Pipe
 3. Mound
 4. Lagoon
 5. Large Diameter Graveless Pipe
 a. Sand backfill required
 6. Other conventional substitute w/owner approval

(i) 9" buffer required (24"-36" total soil depth)
 (k) Grandfather clause — meets June 30, 1990 standards (repair only)
 Other current regs

This system shall consist of a two compartment septic tank holding 1000 gallons, with 370 linear feet in — trenches, 36 inches wide and 24 inches deep. (Depth of gravel: 12 inches)

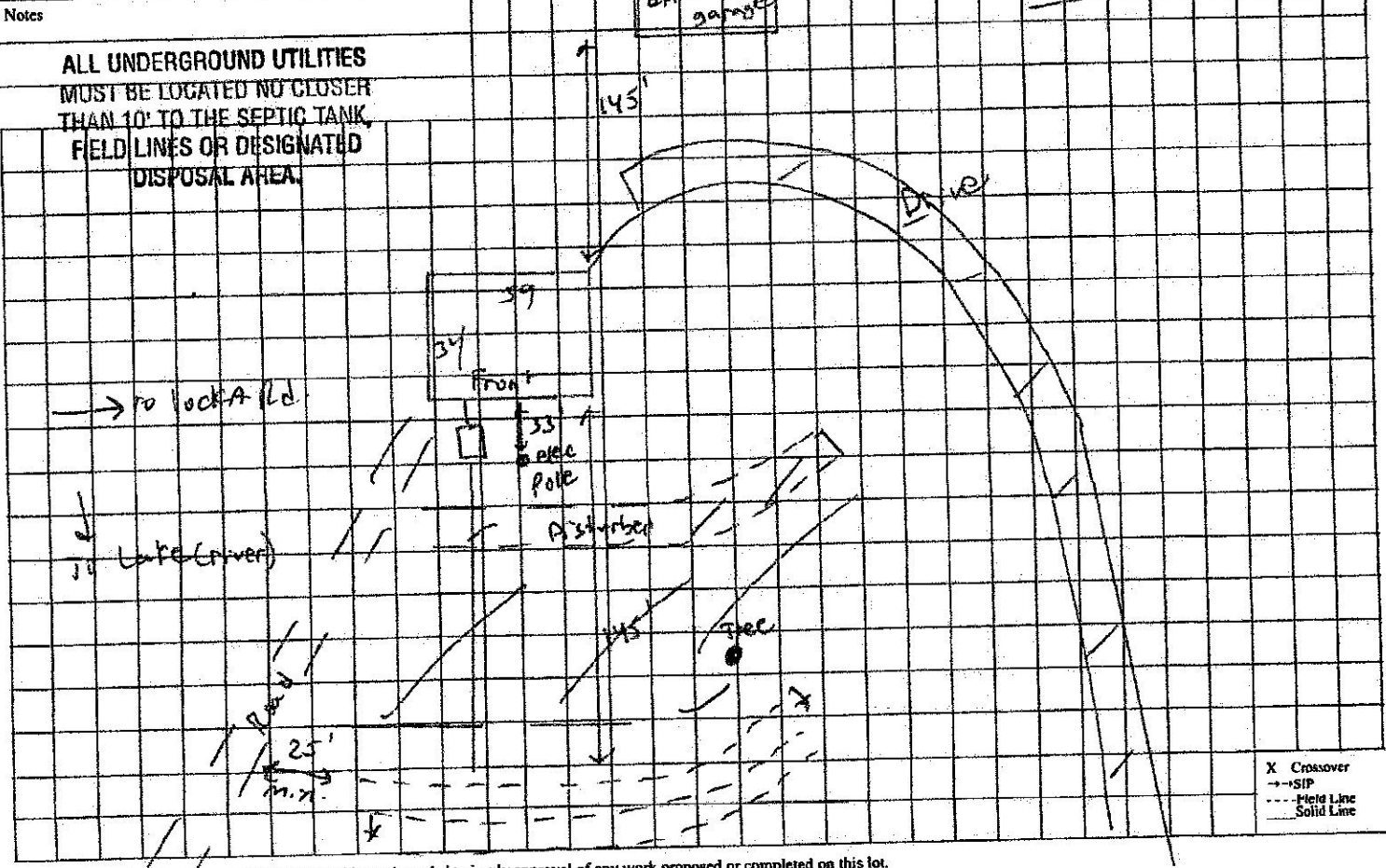
Also required:
 1. Soil Improvement Practice (SIP)
 2. Flow Diversion Valve
 3. Sewage Pump
 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.

Signature of Recipient: WILLEM J VAN DEN BERG Date: 4/21/2011
Issued at: Charlotte Tennessee, in Dickson County
By: B. Robinson Date: 02-02-11
(Name and Title) (Date of Issue)

This permit is valid for 3 years from date of issue. * No Basement *



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

Dup. Area
Original—File Copy—Owner

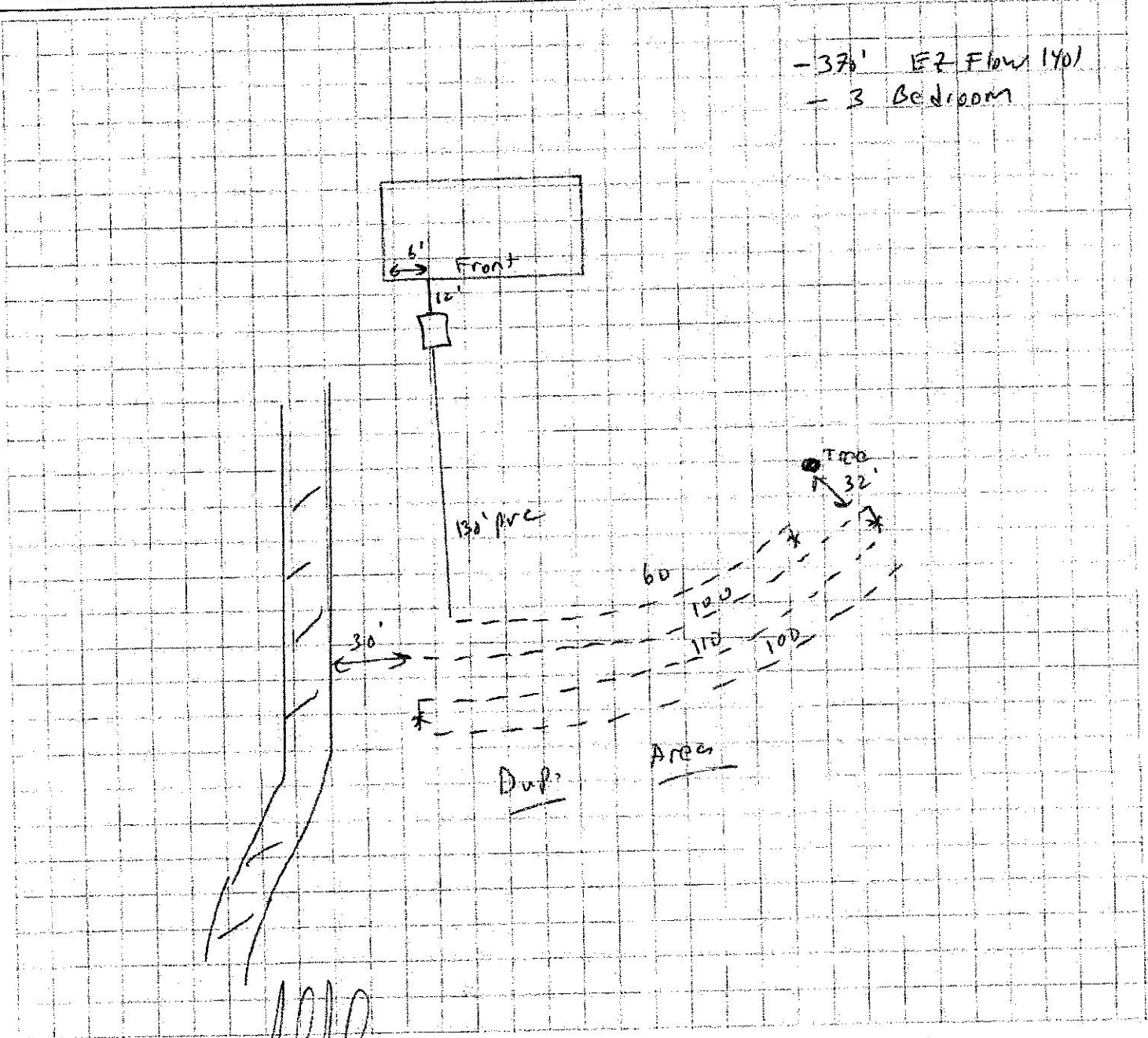


CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: William VanDerBerg
 Owner, Developer, Contractor, Installer, Etc.

Location: 1505 old Lock A Road
M23 P2.00

Type of system
 1. Conventional
 2. Low Pressure Pipe
 3. Mound
 4. Lagoon
 5. Large Diameter Gravelless Pipe
 6. Other EZ Flow 1401
 (a) Sand backfill required Yes () No ()
Concrete 1000 (Brown) Septic Tank
 (type) (volume)
 Estimated Absorption Rate: 75
 (minutes per inch)
 New Installation () Repair () Other
 Installed by: King Walker



Construction Approved By:

[Signature]

(Name and Title)

E. S. III

08-09-11
 (date)



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
APPLICATION FOR GROUND WATER PROTECTION SERVICES**

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEES DUE	PTBMS CODES V689	
			Code	Supp/Code
<input checked="" type="checkbox"/> Septic System Construction Permit	<u>2, 3, 4, 7, 8, 9</u>	\$ <u>400.00</u> ✓	78064	Yes
<input checked="" type="checkbox"/> Dwelling		\$	78064	Yes
Commercial: gpd	2, 3, 4, 7, 8, 9	\$	78064	Yes
System Modification	2, 3, 4, 7, 8, 9	\$		
Repair	2, 3, 4, 7, 8, 9	\$		
Inspection Letter	2, 3, 5, 7, 8, 9	\$	78030	
Certificate of Verification	2, 3, 5, 7, 8, 9	\$	78032	Yes
Water Sample		\$		
Total Coliform	2, 3, 6, 7, 8, 9	\$	78036	Yes
Fecal Coliform	2, 3, 6, 7, 8, 9	\$	78038	Yes
Alternative System Permit*		\$	78068	
Large Conventional System Plan Review*		\$	78090	
Large Alternative System Plan Review*		\$	78090	
Experimental System Plan Review*		\$	78072	
Subdivision Evaluation: Lots: *		\$	78084	
Soil Mapping: Type _____ Acres _____ *		\$		
Installer Permit: Type(s) _____ *		\$	78026	Yes
Pumper Permit*		\$	78028	
Plat Approval — Individual Lot		\$	78029	
Domestic Septage Disposal Site Permit		\$	78031	

*Applicant may review these service requests with Environmental Specialist prior to processing application.

\$ 100.00 ✓ construction fee
ORIGINAL OWNER
Name: KENNETH R. KRAFT, TRUSTEE
(BRUCE G. DAVIS)

2. LANDOWNER: Names: WILLEM VAN DEN BERG
Address: 1505 OLD LOKA ROAD
CHARLOTTE, TN, 37036
Day Phone: 615 618 5494

APPLICANT Name: WILLEM VAN DEN BERG
Address: 1605 OLD LOKA ROAD
CHARLOTTE, TN, 37036
Day Phone: 615 618 5494

3. LOCATION OF LOT OR SITE: a) In a subdivision? _____ b) Name: _____ Lot # _____
b) Non-Subdivision Give specific directions and address to the lot or site: _____

4. FOR SDDS PERMIT ONLY: a) Size of lot 195 ACRES b) Number of Bedrooms 3
c) How many occupants? 4 d) Excavated Basement? Yes _____ No X
e) Basement Plumbing Fixtures? Yes _____ No X
f) Amount of water used monthly (gallons) _____
g) Water Supply: Public _____ Well X Spring _____
h) Is the lot staked? _____ If not, date it will be staked: _____
Is the house staked? YES If not, date it will be staked: _____
i) Installer, if known: _____

MAP 23 GP _____ PARCEL 2.00

5. FOR INSPECTION LETTER ONLY: Will pick up _____ Please mail _____
a) Age of house _____ b) Is house vacant? _____ How long? _____
c) Original sewage system inspected _____
d) Date of previous repairs _____ Inspected _____
e) Is waste water "backing up" into plumbing fixtures? _____ Surfacing on the ground? _____
f) All waste water including washing machines routed into septic tank _____

6. FOR WATER SAMPLE ONLY: a) Source of Supply: Spring _____ Well _____
b) Is there an outside faucet? _____ c) Is the source chlorinated? _____
d) For Wells: Is the casing 6" above the ground? _____ Is a sanitary seal on the casing? _____

7. MAKE A ROUGH SKETCH ON BACK OF THIS WHITE PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

8. ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reverse. Make check payable to: **TREASURER, STATE OF TENNESSEE**

9. I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 1/14/2011 SIGNATURE: _____ AMOUNT PAID: \$ 500.00 RECEIPT NUMBER CU-23-521

White: File Canary: Owner



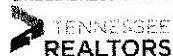
DISCLAIMER NOTICE

1 The Brokers and their affiliated licensees (hereinafter collectively "Licensees") involved in the Purchase and
2 Sale Agreement (hereinafter "Agreement") regarding real estate located at

3 1505 Old Lock A Rd Charlotte TN 37036-5911 (hereinafter "Property")
4 are not attorneys and are not structural or environmental engineers. They are engaged in bringing together buyers
5 and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed
6 opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sellers and
7 buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making
8 decisions about any of the following matters, including the selection of any professional to provide services on
9 behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified
10 professional", who complies with all applicable state/local requirements, which may include licensing, insurance,
11 and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to
12 purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough
13 time to get an evaluation of the following matters from an independent, qualified professional. The matters listed
14 below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with
15 whom you work. These items are examples and are provided only for your guidance and information.

- 16 **1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional
17 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the
18 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the Property.
- 19 **2. THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the
20 condition of the roof.
- 21 **3. HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for
22 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning,
23 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like
24 the Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of
25 Home Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org),
26 and Home Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency
27 of an inspector, including whether he has complied with State and/or local licensing and registration
28 requirements in your area. The home inspector may, in turn, recommend further examination by a specialist
29 (heating-air-plumbing, etc.). **Failure to inspect typically means that you are accepting the Property "as
30 is".**
- 31 **4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that
32 you use the services of a licensed, professional pest control company to determine the presence of wood
33 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the Property for any
34 potential damage from such.
- 35 **5. ENVIROMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,
36 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-
37 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,
38 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable
39 professionals and inspectors in all areas of environmental concern.

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Version 01/01/2017

InstantNotes

- 40 **6. SQUARE FOOTAGE.** There are many ways of measuring square footage. Information is sometimes
41 gathered from tax or real estate records on the Property. Square footage provided by builders, real estate
42 licensees, or tax records is only an **estimate** with which to make comparisons, but it is **not guaranteed**. It is
43 advised that you have a licensed appraiser determine actual square footage.
- 44 **7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
45 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even
46 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things
47 happen. **NOTE:** A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion
48 (BPO), etc., while sometimes used to set an asking price or an offer price, is **not** an appraisal.
- 49 **8. BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, AND ACREAGE.** It is strongly advised
50 that you secure the services of a licensed surveyor for a full-stake boundary survey with all boundary lines,
51 easements, encroachments, flood zones, total acreage, etc., clearly identified. It is also advised that you **not**
52 rely on mortgage loan inspection surveys, previous surveys, plat data, or Multiple Listing Service (MLS) data
53 for this information, even if acceptable to your lender.
- 54 **9. ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES.** Zoning, codes,
55 covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental
56 repair requirements and related issues need to be verified by the appropriate sources in writing. If your
57 projected use requires a zoning or other change, it is recommended that you either wait until the change is **in**
58 **effect** before committing to a property or provide for this contingency in your Purchase and Sale Agreement.
- 59 **10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES.** The
60 availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water
61 supply, electric, gas, cable, internet, telephone, or other utilities and related services to the Property need to be
62 verified by the appropriate sources in writing. You should have a professional check access and/or
63 connection to public sewer and/or public water source and/or the condition of any septic system(s) and/or
64 wells. To confirm that any septic systems are properly permitted for the actual number of bedrooms, it is
65 recommended that sellers and/or buyers request a copy of the information contained in the file for the
66 Property maintained by the appropriate governmental permitting authority. If the file for this Property cannot
67 be located or you do not understand the information contained in the file, you should seek professional advice
68 regarding this matter. For unimproved land, septic system capability can only be determined by using the
69 services of a professional soil scientist and verifying with the appropriate governmental authorities that a
70 septic system of the desired type, size, location, and cost can be permitted and installed to accommodate the
71 size home that you wish to build.
- 72 **11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS.** It is recommended that
73 you have a civil or geotechnical engineer or other independent expert determine the risks of flooding,
74 drainage or run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk
75 of flooding may increase and drainage or storm run-off pathways may change. Be sure to consult with the
76 proper governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and
77 elevation certificates, flood zones, and flood insurance requirements, recommendations and costs.
- 78 **12. CONDEMNATION.** It is recommended that you investigate whether there are any pending or proposed
79 condemnation proceedings or similar matters concerning any portion of the Property with the State, County
80 and city/town governments in which the Property is located. Condemnation proceedings could result in all or
81 a portion of the Property being taken by the government with compensation being paid to the landowner.
- 82 **13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION.** It is advised that you independently
83 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other
84 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate
85 sources in writing.

86 **14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX**
87 **OFFENDERS.** You should consult with local, state and federal law enforcement agencies for information or
88 statistics regarding criminal activity at or near the Property, the presence of methamphetamine manufacturing,
89 or for the location of sex offenders in a given area.

90 **15. LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on
91 any legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the
92 Property, or any other matters of concern, including those itemized in this Disclaimer Notice. Real estate
93 licensees are **not** legal or tax experts, and therefore cannot advise you in these areas.

94 **16. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any
95 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a
96 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers
97 have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You
98 are advised to contact several sources and independently investigate the competency of any inspector,
99 contractor, or other professional expert, service provider or vendor and to determine compliance with any
100 licensing, registration, insurance and bonding requirements in your area.

101 **The buyers and sellers acknowledge that they have not relied upon the advice, casual comments, or verbal**
102 **representations of any real estate licensee relative to any of the matters itemized above or similar matters.**
103 **The buyers and sellers understand that it has been strongly recommended that they secure the services of**
104 **appropriately credentialed experts and professionals of the buyer's or seller's choice for the advice and**
105 **counsel about these and similar concerns.**

106 The party(ies) below have signed and acknowledge receipt of a copy.

107 Monica van den Berg
108 CLIENT/CUSTOMER (BUYER / SELLER) CLIENT/CUSTOMER (BUYER / SELLER)
109 Monica van den Berg at _____ o'clock am/ pm _____ at _____ o'clock am/ pm
110 **Date** **Date**

111 The party(ies) below have signed and acknowledge receipt of a copy.

112 _____ CLIENT/CUSTOMER (BUYER / SELLER) CLIENT/CUSTOMER (BUYER / SELLER)
113 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm
114 **Date** **Date**

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