



SELLER'S PROPERTY DISCLOSURE STATEMENT (NEW CONSTRUCTION) EXHIBIT "A"



2007 Printing

For property located at 3100 Fala Place, Atlanta Georgia 30319 ("Property")

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known material or adverse facts relating to the physical condition of Property that are not readily observable and to identify those fixtures/items that are included with the sale of Property.

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

1. Date of initial permit Date of Certificate of Occupancy

2. SOIL, TREES, DRAINAGE AND BOUNDARIES:

Table with 3 columns: Yes, No, Don't Know. Contains handwritten checkmarks for questions (a) through (g).

3. TERMITE TREATMENT:

(a) Is there or will there be a system (meeting the standards of the Georgia Department of Agriculture) to control termites... (b) Is there or will there be a transferable termite bond on the Property?

4. STRUCTURAL ITEMS:

(a) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or structural problems with any dwelling or garage on Property? (b) Are there any defects in driveways, walkways, patios, or retaining walls on Property? (c) Are there any instances where necessary permits and/or approvals were not obtained? (d) Has there been any work done to Property that was not in compliance with building codes or zoning regulations? (e) Does any exterior siding or cladding of any dwelling or garage on Property contain synthetic stucco?

5. PLUMBING RELATED ITEMS:

(a) What is or will be the drinking water source? [X] Public [] Private System [] Well on Property (b) If the drinking water is or will be from a well, has it been tested within the past twelve months? (c) What is or will be the type of sewage system? [X] Public Sewer [] Private Sewer [] Septic Tank (d) Is there or will there be a sewage pump serving the improvements on Property? (e) Is there or will there be any polybutylene plumbing, other than primary service lines, on Property?

6. OTHER SYSTEMS AND COMPONENTS:

(a) What type of heating system(s) serves the main dwelling? [] Electric [X] Gas [] Other (b) What type of air conditioning system(s) serves the main dwelling? [] Electric [X] Gas [] Other (c) How is water heated in the main dwelling? [] Electric [X] Gas [] Solar (d) Are any fireplaces not vented? (e) If Property is served by a septic system, what is the maximum number of bedrooms permitting?

7. TOXIC SUBSTANCES:

(a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold benzene

or others or environmental contaminants?
(b) Has Property been tested for radon, mold or any other toxic substances?

✓ ✓

8. COVENANTS, FEES AND ASSESSMENTS:

Yes **No** **Don't Know**

- (a) Is or will Property be a part of a condominium or other community association? _____
- (b) Is or will Property be subject to covenants, conditions and restrictions (CC&Rs)? _____
- (c) Is there or will there be a mandatory membership Association Fee?
If yes, what amount? \$ _____, per _____

- (d) Is there an initiation fee?
If yes, amount? _____

- (e) Are there any special assessments approved by but yet not owing or due to the Association? _____

✓
✓
✓
✓
✓

9. OTHER MATTERS:

- (a) Do you know of any outstanding notices of violations of local, state, or federal laws, codes or regulations with respect to Property? _____
- (b) Is Property currently or has it been the subject of litigation including, but not limited to defective building products, construction defects, termites, and/or title problems? _____
- (c) Have you signed any release that would limit a future owner from making any claims in connection with Property? _____

✓
✓
✓

10. AGRICULTURAL DISCLOSURE:

Is the subject Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forestland 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 the 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.

11. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

Mark box if additional pages are attached

12. SELLER'S REPRESENTATION:

In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of Property is accurate and complete as of the date signed by Seller. It is not a substitute for any inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this information to prospective buyers of Property and to all real estate brokers and their affiliated licensees. Seller agrees to promptly update this Property Disclosure Statement and provide any Buyer and Broker with a revised copy of the same if there are any material changes in the answers to the questions contained herein.

- Is each individual named below a U. S. Citizen or resident alien? Yes No
- Has each individual named below been a Georgia resident for the past two (2) years? Yes No
- Has Property been Seller's primary residence for at least two (2) of the last five (5) years? Yes No

Seller: _____ Date: _____, 20__
Seller: _____ Date: _____, 20__

13. RECEIPTS AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's New Construction Property Disclosure Statement. I understand that, except as stated herein in the New Construction Purchase and Sale Agreement, Property is being sold without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by Buyer except as disclosed herein or stated in the New Construction Purchase and Sale Agreement.

Buyer: _____ Date: _____, 20__
Buyer: _____ Date: _____, 20__