



Landlord's Property Condition Disclosure Statement

(Improved Property)

Property Address: _____, Georgia, _____
 (the "Property")

Purpose of Statement and Disclaimer:

This is a statement by the Landlord pertaining to certain conditions and information concerning the Property known to the Landlord. Unless otherwise indicated, the Landlord does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the Property or the land. Also, unless otherwise indicated, the Landlord has not conducted any inspection of generally inaccessible areas such as underneath floor or wall coverings, under the foundation or on the roof. This Landlord's Property Condition Disclosure Statement is not a warranty of any kind by the Landlord, or by any agent representing the Landlord. It is not a substitute for any inspections or tests to be conducted by the Tenant, and it is the Tenant's responsibility to obtain independent professional inspections, surveys, environmental tests, public records and any other information available pertaining to the Property. In no event shall the parties hold the Landlord's Broker liable for any representations not directly made by the Broker or Broker's Agent.

Instructions to the Landlord:

1. Answer all questions based upon your actual knowledge.
2. Attach additional pages with your signature if additional space is required.
3. Complete this form to the best of your ability.
4. If some items do not apply to the Property, check "N/A" (Non-applicable). If you do not know the answer, check "Unknown."

Landlord's Statement:

The Landlord makes the following representations to the Tenant based upon the Landlord's actual knowledge at the time of signing this document. Unless otherwise indicated, the term "Property" includes the land and any enclosed structure on the land, including any sheds, outbuildings, garages or other detached structures, but not including any purely recreational or landscaping structures, such as swing sets, gazebos or arbors. The Landlord acknowledges that a knowingly false or incomplete statement by the Landlord on this form may subject the Landlord to claims by the Tenant. The Landlord authorizes any agent acting on Landlord's behalf, if any, to provide a copy of this statement to a prospective Tenant of the residential real Property. The following are representations made by the Landlord and are not the representations of the Landlord's agent.

GENERAL INFORMATION/OWNERSHIP

1. When did you acquire the Property? _____
Year
2. When was the dwelling built? _____
Year
3. Is the Property encumbered by any lien, mortgage or judgment which is currently in default, and/or have you been served with any notice of, or is the Property the subject of, any current or ongoing foreclosure proceedings? Yes No
 If "Yes," explain: _____
4. Was any part of the Property built before 1978? Yes No
 If yes, which part? _____
 If yes, Landlord must complete a Lead Based Paint Disclosure and an investigation for the presence of lead-based paint is encouraged.
5. Does anybody other than you have a lease, easement or any other right to use or occupy any part of the Property other than those stated in public record documents, such as rights to use a road or path or cut trees? Yes No Unknown
 If "Yes," explain: _____

6. Are there any features of the Property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? Yes No Unknown
If "Yes," explain: _____

7. Is the Property governed by a homeowner's association or association rules or regulations? Yes No Unknown

8. Is any or all of the Property located in a designated floodplain or wetland, or at any time of the year, are there any springs, standing water, flooding, drainage or grading problems, streams, ponds, dams or other water retention facilities on the Property? Yes No Unknown
If "Yes," explain: _____

9. Is the Property located in an agricultural district? Yes No Unknown
If "Yes," explain: _____

10. Has this Property ever been used as a landfill, had fuel storage tanks above or below the ground, or had motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise released on the Property, or from the Property onto any other property? Yes No Unknown
If "Yes," explain: _____

11. Is there now, or has there been, any evidence of erosion, settlement or other soil movement on the Property? Yes No Unknown
If "Yes," explain: _____

12. In which public school districts is the Property located? Elementary School _____
Middle School _____ High School _____

STRUCTURAL

13. Is there now any termite, insect, rodent or pest infestation or damage to the main dwelling or any other enclosed structure on the Property? Yes No Unknown
If "Yes," explain: _____

14. Is the main dwelling or any other enclosed structure on the Property currently being serviced by a pest control company? Yes No Unknown
If "Yes," explain: _____

15. Are you aware of any asbestos, radon or lead based paint testing or remediation affecting the main dwelling or any other enclosed structure located on the Property? Yes No Unknown
If "Yes," explain: _____

16. Are there any known leaks or other material defects in the roof, gutters or downspouts of the main dwelling or any other enclosed structure? Yes No Unknown
If "Yes," explain: _____

17. Are there any known material defects in any of the following structural systems of the main dwelling or any other enclosed structure, including, but not limited to, footings, beams, girders, lintels, columns, partitions, retaining walls? Yes No Unknown
If "Yes," explain: _____

MECHANICAL SYSTEMS AND OTHER

18. What is the source of water serving the Property? Well Private Municipal Other
If "Other," explain: _____
If a well, is the well shared with any other property? Yes No Unknown N/A

19. Are there any known issues with water quality and/or flow rate? Yes No Unknown
If "Yes," explain: _____

20. What is the type of sewage system? Public Sewer Private Sewer Septic Tank Other
If "Other," explain: _____

21. Are there any known material defects with the plumbing or sewage systems? Yes No Unknown N/A
If "Yes," explain: _____

22. What type of heating system services the main dwelling? Gas Electric Solar Propane Other
If "Other," explain: _____

23. Does the heating/air conditioning system have a high-efficiency filter? Yes No Unknown

24. Are there any known material defects with the electrical system? Yes No Unknown N/A
If "Yes," explain: _____

25. Does the electrical system use fuses or circuit breakers? Fuses Circuit Breakers Unknown N/A

Additional Disclosures:

Check here if additional pages are attached to this Landlord's Property Condition Disclosure.

Landlord's Certification:

Landlord certifies that the information in this Landlord's Property Condition Disclosure Statement is true and complete to the best of Landlord's actual knowledge as of the date signed by the Landlord. If Landlord acquires knowledge which renders the Landlord's Property Condition Disclosure Statement provided previously materially inaccurate, the Landlord shall deliver a revised Landlord's Property Condition Disclosure Statement to the Tenant as soon as is practicable. In no event, however, shall Landlord be required to provide a revised Landlord's Property Condition Disclosure Statement after occupancy by the Tenant.

Landlord:

➤ _____ Date: _____

Landlord Printed Name

➤ _____ Date: _____

Landlord Printed Name

Tenant's Acknowledgment:

Tenant acknowledges receipt of a copy of this statement, and Tenant understands that the information contained in this Landlord's Property Condition Disclosure is a statement of certain conditions and information concerning the Property known to the Landlord. It is not a warranty of any kind by the Landlord or Landlord's agent.

Tenant:

➤ _____ Date: _____

Tenant Printed Name

➤ _____ Date: _____

Tenant Printed Name