

GEORGIA- SELLER'S PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS: Skyline Dr. Rex, GA 30273
(Street Address) (City) (State) (ZIP)

NOTICE TO BUYER: The answers provided by Seller herein are not a warranty and should not be a substitute for Buyer conducting an independent evaluation of the property that might include hiring third parties such as inspectors, attorneys or other professionals. Caveat emptor ('buyer beware') is the law in Georgia and Buyer is expected to use reasonable care to identify any defects in the property and any effect same may have on Buyer's intended use, needs and purposes. Should an independent evaluation reveal potential problems or concerns that Buyer does not investigate further, Buyer may not have legal recourse if Buyer does not investigate further.

INSTRUCTIONS TO SELLER: In Completing this disclosure statement, Seller hereby agrees to answer all questions based upon the best knowledge and belief of all Sellers in the contract for sale, leave no question unanswered, fully explain any "yes" answer and to revise this statement and provide a copy of the revised statement to the Buyer and any Broker involved in the transaction if there are any materials changes in the answers to any of the questions prior to closing.

OWNERSHIP AND PROPERTY:

- 1. "Property" shall mean the real property and all fixtures, improvements and appurtenances thereto.
2. Does the Property include any leased land? YES NO
If "YES" Explain: (NO)
3. Mineral rights owner: [X] Seller- mineral rights run with the Property [] Seller- mineral rights will not convey [] []
Another person or entity owns sub-surface mineral rights of Property.
4. LEGAL OWNER(S) OF THE PROPERTY: Olympic Towers Solution LLC Date Purchased: 02/05/2019
5. Is the legal owner(s) of the Property a foreign person or non-resident alien pursuant to the Foreign Investment in Real Property Act? [] YES [X] NO
6. Seller [] does [] does not occupy property. If Seller does occupy- dates occupied: FROM TO YES NO
7. Approximate year built: If prior to 1978, Seller must furnish Buyer with lead-based paint disclosure.
8. The Property is currently: (circle one) Owner-occupied Leased Estate Foreclosure Vacant
If leased, attach copy of lease - lease expiration date:
9. List any prepaid rents or refundable deposit amounts and who is holding these amounts:
\$ \$ Held by:
10. Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? YES NO
Explain:
11. Are there any associations governing this Property, such as an HOA or Condo Association? YES NO
Name: Contact Phone:
12. Are there any association fees that the property owner must pay? YES NO

farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards."

UTILITIES

- 25. Does this Property currently receive the following services? If so, list the name of the utility provider
- 26. Electricity? YES NO
- Provider: _____
- 27. Fuel- Natural Gas Propane Oil (circle all that apply) YES NO
- Provider: _____
- 28. Cable or other television services: YES NO
- Provider: _____
- 29. Telephone: YES NO
- Provider: _____
- 30. Garbage collection: YES NO
- Provider: _____
- 31. Fire protection: YES NO
- Provider: _____
- 32. Irrigation: YES NO
- Provider: _____
- 33. Water Source- (Circle all that apply) Public Private Hauled Water YES NO
- Provider: _____
- 34. Water Source: (Circle all that apply) Private Well Shared Well YES NO
- 35. Are you aware of any past well testing or inspection? YES NO
- If "YES" Explain: _____
- 36. Are you aware of any uncapped or unused water well on the property? YES NO
- 37. Are you aware of any past or present drinking water problems associated with the Property? YES NO
- Explain: _____
- 38. Are there any alternate power systems serving the Property? (Circle all that apply) YES NO
- Solar Wind Generator Other: _____
- Explain any past or present problems with any alternate power systems: _____

BUILDING STRUCTURAL AND SAFETY INFORMATION

- 39. Are you aware of any past or present roof leaks? YES NO
- Explain: _____
- 40. Are you aware of any past or present roof problems? YES NO
- Explain: _____
- 41. Are you aware of any roof repairs? YES NO
- Explain: _____
- 42. Is there a roof warranty? [If YES, attach a copy] YES NO
- Cost to transfer, if applicable: \$ _____
- 43. Are you aware of the use of any drywall used in or on the Property made in China and/or any foul smell? YES NO
- 44. Are you aware of any interior wall/ceiling/door/window/floor problems? YES NO
- Explain: _____

45. Are you aware of any cracks or settling involving the foundation, exterior walls or slab? YES NO
 Explain: _____
46. Are you aware of any chimney or fireplace problems, if applicable? YES NO
 Explain: _____
47. Are you aware of any damage to any structure on the Property by any of the following: (Circle all that apply): YES NO
 Flood Fire Wind Expansive soil Water Hail Other
 Explain: _____
48. Are you aware if any building or structure now located at the property was constructed elsewhere and subsequently moved on to the property? YES NO
49. Are you aware of past presence of termites or other wood destroying organisms on the Property? YES NO
50. Are you aware of current presence of termites or other wood destroying organisms on the Property? YES NO
51. Are you aware of past or present damage to the Property by termites or other wood destroying organisms? YES NO
52. Explain any "YES" answer for items 48-51:

53. Are you aware of any past or present treatment of the Property for termites or other wood destroying organisms? YES NO
 If "YES" date of treatment and name of provider: _____
 Please attach any warranty related to the treatment.
54. Are you aware of the presence of any untreated exterior wood, stucco, board insulation, siding or cladding other than stone, brick or concrete currently in contact with the soil or within six inches of the finish grade? YES NO
55. Type of Heating: _____ YES NO
 Are you aware of any problems with the heating system(s)?
 Explain: _____
56. Type of Cooling: _____ YES NO
 Are you aware of any problems with the cooling system(s)?
 Explain: _____
57. Are you aware of the type of water pipes on the property, such as galvanized, PVC, copper, etc.? YES NO
 If "YES", please describe: _____
58. Are you aware of any past or present plumbing problems? YES NO
 If "YES", please describe: _____
59. Are you aware of any water pressure problems? YES NO
 If "YES", please describe: _____
60. Are you aware of any water heater problems? YES NO
 Type of water heater (Circle one) Gas Electric Solar Approximate age: _____
61. Is there a landscape watering system? Automatic timer or manual? _____ YES NO
 If "YES" list any problems you are aware of with the landscape watering system:

62. Are there any other water treatment systems on the property? (Circle all that apply) YES NO
 Water filtration Reverse Osmosis Water Softener Other _____
 If leased, attach a copy of any lease and enter provider name here: _____
63. Are you aware of any problems with any of the water treatment systems on the property? YES NO
 If "YES" explain: _____
64. Does the property contain any of the following: (Circle all that apply and note if heated and heat source) YES NO

Swimming pool Hot tub Sauna Spa Water feature Heating:

65. Are you aware of any past or present problems with the pool, hot tub, sauna, spa or water feature? YES NO Explain:

66. Are you aware of any past or present problems with any of the electrical systems on the Property? YES NO Explain:

67. Is there a security system on the Property? YES NO If "YES" (Circle all that apply) Owned Monitored Leased Other _____ Provider(s) _____ If "Leased" or "Monitored" attach a copy of the appropriate lease or agreement.

68. Does the Property have any of the following systems or detectors (Circle all that apply): YES NO Smoke/fire detection Fire suppression/sprinklers Carbon monoxide detector If "YES" are you aware of any past or present problems? Explain: _____

69. Are you aware of any of the following on the Property? (Circle all that apply): YES NO Rodents Scorpions Bee swarms Rabid animals Reptiles Other: _____ Explain and indicate how often the Property is serviced or treated for pests, reptiles, insects or animals: _____

70. Are you aware of any rooms added to the Property or converted to bedrooms? If "YES" YES NO Indicate whether or not permits were obtained and from whom: _____

71. Was the work in item 70 above done by licensed professionals? YES NO Explain: _____

72. Was approval required from any association for the work in item 70 above? YES NO If "YES," were approvals granted and work completed as approved? Explain: _____

73. Are there any security bars or other obstructions to door or window openings on the Property? YES NO Explain: _____

74. Are you aware of any past or present problems with any built-in appliances on the Property? YES NO Explain: _____

75. Are there any leased propane tanks, equipment or other systems on the Property? YES NO Explain: _____

76. Is the entire property connected to a sewer? YES NO Explain: _____

77. Has a sewer verification test ever been done for this property? YES NO If "YES" name of Provider: _____ Attach a copy of any report.

78. Are you aware of any past or present problems with the sewer? YES NO Explain: _____

Buyer: _____

Seller: 

SEWER/WASTEWATER TREATMENT

