

# TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 308 E Hill Rd, Gainesboro TN 38562 CITY \_\_\_\_\_

2 SELLER'S NAME(S) Steven Wade PROPERTY AGE 60+ years

3 DATE SELLER ACQUIRED THE PROPERTY 3/20/2006 DO YOU OCCUPY THE PROPERTY? no

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

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 checked="" 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 checked="" type="checkbox"/> Gas Fireplace Logs	<input type="checkbox"/> TV Antenna/Satellite Dish
78 <input type="checkbox"/> Trash Compactor	<input 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 type="checkbox"/> Water Softener	<input checked="" type="checkbox"/> Patio/Decking/Gazebo	<input type="checkbox"/> Hot Tub
81 <input type="checkbox"/> 220 Volt Wiring	<input type="checkbox"/> Installed Outdoor Cooking Grill	<input type="checkbox"/> Washer/Dryer Hookups
82 <input type="checkbox"/> Sauna	<input type="checkbox"/> Irrigation System	<input type="checkbox"/> Pool
83 <input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> A key to all exterior doors	<input checked="" type="checkbox"/> Access to Public Streets
84 <input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Rain Gutters	<input 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 checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input type="checkbox"/> Other _____
87 <input type="checkbox"/> Other _____		
88 Garage <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input type="checkbox"/> Carport		
89 Water Supply <input checked="" type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other _____		
90 Gas Supply <input checked="" 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 Metal Age (approx): Unknown

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 Decking needs repair.  
 99 Heat/AC not supplied to top floor ducting needs replacing (ducting in basement)  
 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 type="checkbox"/>	<input checked="" type="checkbox"/>
104 Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
108 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109 Plumbing System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
110 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
111 Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input checked="" type="checkbox"/>	<input 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 Driveway has some surface breaks. Heat/AC not supplied to top floor . Garage/ Top floor bedroom ceiling has damage

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 117 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 118 or chemical storage tanks, methamphetamine, contaminated soil or 119 water, and/or known existing or past mold presence on the subject 120 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 122 not limited to, fences, and/or driveways, with joint rights and obligations 123 for use and maintenance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124 3. Any authorized changes in roads, drainage or utilities affecting the 125 property, or contiguous to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126 4. Any changes since the most recent survey of the property was done? 127 Most recent survey of the property: <input type="checkbox"/> (check here if unknown) 128 <u>2006</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
129 5. Any encroachments, easements, or similar items that may affect your 130 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131 6. Room additions, structural modifications or other alterations or 132 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 134 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 136 thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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- |     |   | YES                      | NO                                  | UNKNOWN                             |
|-----|---|--------------------------|-------------------------------------|-------------------------------------|
| 189 | 25. 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 type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 190 |   |                          |                                     |                                     |
| 191 |   |                          |                                     |                                     |
| 192 |   |                          |                                     |                                     |
| 193 | 27. 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 | 28. Is there an exterior injection well anywhere on the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 197 |   |                          |                                     |                                     |
| 198 | 29. 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 199 |   |                          |                                     |                                     |
| 200 | If yes, results of test(s) and/or rate(s) are attached.   |                          |                                     |                                     |
| 201 | 30. 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 | 31. 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"/> |                                     |
| 204 |   |                          |                                     |                                     |
| 205 |   |                          |                                     |                                     |
| 206 |   |                          |                                     |                                     |
| 207 |   |                          |                                     |                                     |
| 208 |   |                          |                                     |                                     |
| 209 |   |                          |                                     |                                     |
| 210 |   |                          |                                     |                                     |
| 211 | 32. 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 type="checkbox"/>            | <input type="checkbox"/>            |
| 212 |   |                          |                                     |                                     |
| 213 |   |                          |                                     |                                     |
| 214 |   |                          |                                     |                                     |
| 215 |   |                          |                                     |                                     |

**D. CERTIFICATION.** I/We certify that the information herein, concerning the real property located at 308 East hill rd Gainesboro. TN 38562 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 an addendum to this document.

220 Transferor (Seller) Steven Wade dotloop verified 10/18/24 4:12 PM BST NHWJ-4ULZ-WXFL-ZDNK Date 10/18/2024 Time 15.00

221 Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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.**

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 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or 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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