



## TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 154 Lakeside Park Dr CITY Hendersonville  
 2 SELLER'S NAME(S) Lara Bruno PROPERTY AGE 51yrs  
 3 DATE SELLER ACQUIRED THE PROPERTY 06/2021 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 units  
 7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential  
 8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may  
 9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'  
 10 rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.

- 11 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the  
 12 best of the seller's knowledge as of the Disclosure date.
- 13 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 14 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have  
 15 occurred since the time of the initial Disclosure, or certify that there are no changes.
- 16 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information  
 17 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-  
 18 5-204).
- 19 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 20 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless  
 21 agreed to in the purchase contract.
- 22 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
- 23 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted  
 24 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which  
 25 had no effect on the physical structure of the property.
- 26 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only  
 27 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form  
 28 (See Tenn. Code Ann. § 66-5-202).
- 29 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,  
 30 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the  
 31 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
- 32 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,  
 33 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the  
 34 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
- 35 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is  
 36 not required to repair any such items.
- 37 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a  
 38 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
- 39 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer  
 40 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
- 41 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees  
 42 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

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43 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited  
44 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage  
45 disposal system permit.

46 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results  
47 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the  
48 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as  
49 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive  
50 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has  
51 ever been moved from an existing foundation to another foundation.

52 The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above acknowledge  
53 that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this information  
54 was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential Property Condition  
55 Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential Property Condition  
56 Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice of an attorney on any  
57 legal questions they may have regarding this information or prior to taking any legal actions.

58 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must  
59 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The  
60 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee  
61 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers  
62 may wish to obtain.  
63

64 **Buyers and Sellers should be aware that any sales agreement executed between the parties shall supersede this form**  
65 **as to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items**  
66 **identified below and/or the obligation of the buyer to accept such items "as is."**

67 **INSTRUCTIONS TO THE SELLER**

68 Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly  
69 label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this  
70 statement to any person or entity in connection with any actual or anticipated sale of the subject property.

71 **A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:**

- 72  Range  Wall/Window Air Conditioning  Garage Door Opener(s) (Number of openers \_\_\_\_\_)
- 73  Window Screens  Oven  Fireplace(s) (Number) \_\_\_\_\_
- 74  Intercom  Microwave  Gas Starter for Fireplace
- 75  Garbage Disposal  Gas Fireplace Logs  TV Antenna/Satellite Dish
- 76  Trash Compactor  Smoke Detector/Fire Alarm  Central Vacuum System and attachments
- 77  Spa/Whirlpool Tub  Burglar Alarm  Current Termite contract
- 78  Water Softener  Patio/Decking/Gazebo  Hot Tub
- 79  220 Volt Wiring  Installed Outdoor Cooking Grill  Washer/Dryer Hookups
- 80  Sauna  Irrigation System  Pool
- 81  Dishwasher  A key to all exterior doors  Access to Public Streets
- 82  Sump Pump  Rain Gutters  Heat Pump
- 83  Central Heating  Central Air
- 84  Other \_\_\_\_\_  Other \_\_\_\_\_

- 85 Water Heater:  Electric  Gas  Solar
- 86 Garage:  Attached  Not Attached  Carport
- 87 Water Supply:  City  Well  Private  Utility  Other \_\_\_\_\_
- 88 Gas Supply:  Utility  Bottled  Other
- 89 Waste Disposal:  City Sewer  Septic Tank  Other \_\_\_\_\_

90 Roof(s): Type W/A Age (approx): 11 YRS

91

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92 Other Items:

93 **All Kitchen Appliances to Remain including Stove, Dishwasher, and Microwave**

94

95 To the best of your knowledge, are any of the above NOT in operating condition?  YES  NO

96 If YES, then describe (attach additional sheets if necessary):

97

98

99

100 **B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?**

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
101 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109 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"/>
110 Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

111 If any of the above is/are marked YES, please explain:

112

113 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:**

	YES	NO	UNKNOWN
114 1. Substances, materials or products which may be environmental hazards 115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 116 or chemical storage tanks, contaminated soil or 117 water, on the subject 118 property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119 2. Features shared in common with adjoining land owners, such as walls, but 120 not limited to, fences, and/or driveways, with joint rights and obligations 121 for use and maintenance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122 3. Any authorized changes in roads, drainage or utilities affecting the 123 property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: _____ (Date) (check here if unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130 7. Room additions, structural modifications or other alterations or 131 repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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		YES	NO	UNKNOWN
137	12. Property or structural damage from fire, earthquake, floods, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	If yes, please explain (use separate sheet if necessary).			
139				
140				
141	If yes, has said damage been repaired? _____			
142	13. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143	If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found:			
144	https://tnmap.tn.gov/fdtn/)			
145	_____ <i>Nonresponsible</i>			
146	Is the property owner subject to charges or fees for fire protection,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
147	such as subscriptions, association dues or utility fees?			
148	14. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149	"setback" requirements?			
150	15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151	16. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152	17. A Condominium/Homeowners Association (HOA) which has any authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153	over the subject property?			
154	Name of HOA: _____ HOA Address: _____			
155	HOA Phone Number: _____ Monthly Dues: _____			
156	Special Assessments: _____ Transfer Fees: _____			
157	Management Company: _____ Phone: _____			
158	Management Co. Address: _____			
159	18. Is the location of the property within an improvement district that is			
160	subject to special assessment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	Rate of special assessment: _____			
162	19. Any "common area" (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	courts, walkways or other areas co-owned in undivided interest with others)?			
164	20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	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"/>
166	or shall affect the property?			
167	22. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
168	If yes, please explain, and include a written statement regarding payment			
169	information.			
170				
171				
172	23. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173	insulation and finish systems (EIFS), also known as "synthetic stucco"?			
174	If yes, has there been a recent inspection to determine whether the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175	has excessive moisture accumulation and/or moisture related damage?			
176	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>			
177	<i>professional inspect the structure in question for the preceding concern and provide a written report of the professional's</i>			
178	<i>finding.)</i>			
179	If yes, please explain. If necessary, please attach an additional sheet.			
180				
181				
182	24. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
183	25. Is seller aware of any percolation tests or soil absorption rates being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
184	performed on the property that are determined or accepted by			
185	the Tennessee Department of Environment and Conservation?			
186	If yes, results of test(s) and/or rate(s) are attached.			
187	26. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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188 foundation to another foundation?

- |     |  | YES                      | NO                                  | UNKNOWN                  |
|-----|--|--------------------------|-------------------------------------|--------------------------|
| 189 | 27. Is this property in a Planned Unit Development? Planned Unit Development       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          |
| 190 | is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,             |                          |                                     |                          |
| 191 | controlled by one (1) or more landowners, to be developed under unified control    |                          |                                     |                          |
| 192 | or unified plan of development for a number of dwelling units, commercial,         |                          |                                     |                          |
| 193 | educational, recreational or industrial uses, or any combination of the            |                          |                                     |                          |
| 194 | foregoing, the plan for which does not correspond in lot size, bulk or type of     |                          |                                     |                          |
| 195 | use, density, lot coverage, open space, or other restrictions to the existing land |                          |                                     |                          |
| 196 | use regulations." Unknown is not a permissible answer under the statute.           |                          |                                     |                          |
| 197 | 28. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 198 | Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of      |                          |                                     |                          |
| 199 | limestone or dolostone strata resulting from groundwater erosion, causing a        |                          |                                     |                          |
| 200 | surface subsidence of soil, sediment, or rock and is indicated through the         |                          |                                     |                          |
| 201 | contour lines on the property's recorded plat map." This disclosure is required    |                          |                                     |                          |
| 202 | regardless of whether the sinkhole is indicated through the contour lines on the   |                          |                                     |                          |
| 203 | property's recorded plat map.  |                          |                                     |                          |
| 204 | 29. Was a permit for a subsurface sewage disposal system for the Property issued   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          |
| 205 | during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If             |                          |                                     |                          |
| 206 | yes, Buyer may have a future obligation to connect to the public sewer system.     |                          |                                     |                          |

207  
208 **D. CERTIFICATION.** I/We certify that the information herein, concerning the  
209 real property located at

210 154 Lakeside Park Dr Hendersonville TN 37075

211 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to  
212 conveyance of title to this property, these changes shall be disclosed in an addendum to this document.

213 Transferor (Seller) Lara Bruno Lara Bruno Date 3/24/2016 Time 10:30am

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

215  
216 

Parties may wish to obtain professional advice and/or inspections of the property and to negotiate 217 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
--

218  
219  
220 **Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any  
221 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are  
222 evident by careful observation. **I/We acknowledge receipt of a copy of this disclosure.**

223 Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

224 Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

225 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is  
226 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or  
227 the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

*NOTE: This form is provided by Tennessee REALTORS® 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 Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® 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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## LEAD-BASED PAINT DISCLOSURE

1 *Federal law mandates that Sellers of housing constructed prior to 1978 must complete certain Lead-Based Paint*  
2 *Disclosure requirements. These should be completed before the Buyer makes an offer and certainly before the Seller*  
3 *accepts a purchase offer, otherwise the Buyer may not be obligated under any agreement to purchase such housing.*

### 4 **Lead Warning Statement**

5 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is  
6 notified that such property may present exposure to lead from lead-based paint that may place young children at risk of  
7 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including  
8 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also  
9 poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide  
10 the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's  
11 possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible  
12 lead-based paint hazards is recommended prior to purchase.

13 Property Address: 154 Lakeside Park Dr Hendersonville TN 37075

### 14 **Seller Disclosure**

15 **Seller to check one box below:**

16 (a) Presence of lead-based paint and/or lead-based paint hazards

17  Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:  
18 \_\_\_\_\_

19  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

20 **Seller to check one box below:**

21 (b) Records and reports available to Seller.

22  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-  
23 based paint hazards in the housing. List documents below:  
24 \_\_\_\_\_

25  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### 26 **Buyer Acknowledgment**

27 (c) Buyer has (check one box below):

28  received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the  
29 housing listed above.

30  not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

31  
32 (d) \_\_\_\_\_ (initial) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

### 33 **Contingency**

34 **Buyer to check one box below:**

35  Agreement is subject to Buyer's approval of the results of a risk assessment or inspection of the property for the  
36 presence of lead-based paint and/or lead-based paint hazards, to be completed at the Buyer's expense. This  
37 contingency shall be satisfied **within 10 calendar days after the Binding Agreement Date.**

38  Buyer *waives the opportunity to conduct a risk assessment or inspection* for the presence of lead-based paint and/or  
39 lead-based paint hazards.

**Licensee Acknowledgment (initial or enter N/A if not applicable)**

- N/A Seller's Agent has informed Seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
- \_\_\_\_\_ Buyer's Agent has informed Seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. (Only required if the Buyer's Agent receives compensation from the Seller.)

**Certification of Accuracy**

The Sellers, Buyers, and Licensees have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate and they have received a copy hereof.

The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes only as required and do not make either said Licensee a party to the Purchase and Sale Agreement.

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

Lara Bruno  
**SELLER** Lara Bruno **SELLER**  
3/24/2026 at 10:30 o'clock  am/  pm \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
**Date** **Date**

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

\_\_\_\_\_  
**BUYER** **BUYER**  
 \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
**Date** **Date**

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

Tammy Jeffers  
**REAL ESTATE LICENSEE FOR SELLER**  
 Tammy Jeffers  
03/24/26 at \_\_\_\_\_ o'clock  am/  pm  
**Date**

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

\_\_\_\_\_  
**REAL ESTATE LICENSEE FOR BUYER**  
 \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
**Date**

For Information Purposes Only:

**Benchmark Realty**  
 Listing Firm  
**Tammy Jeffers**  
 Independent Licensee

\_\_\_\_\_  
 Buyer Broker Firm  
 \_\_\_\_\_  
 Independent Licensee

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### CONFIRMATION OF AGENCY STATUS

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

The real estate transaction involving the property located at:

154 Lakeside Park Dr

Hendersonville

TN 37075

PROPERTY ADDRESS

SELLER NAME: Lara Bruno  
LICENSEE NAME: Tammy Jeffers

BUYER NAME: \_\_\_\_\_  
LICENSEE NAME: \_\_\_\_\_

in this consumer's current or prospective transaction is serving as:

- Transaction Broker or Facilitator. (not an agent for either party).
- Seller is Unrepresented.
- Agent for the Seller.
- Designated Agent for the Seller.
- Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

in this consumer's current or prospective transaction is serving as:

- Transaction Broker or Facilitator. (not an agent for either party).
- Buyer is Unrepresented.
- Agent for the Buyer.
- Designated Agent for the Buyer.
- Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

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

**BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE FULLY NEGOTIABLE.**

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

	03/24/26		
Seller Signature <u>Lara Bruno</u>	Date	Buyer Signature	Date

<u>Tammy Jeffers</u>	03/24/26		
Listing Licensee <u>Tammy Jeffers</u>	Date	Buyer Broker Licensee	Date

<u>Benchmark Realty</u>		<u>Benchmark Realty</u>	
Listing Firm		Buyer Broker Firm	

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