

Weichert

REALTORS
Joe Orr
& Associates

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:
210 E. Lincoln Street Tullahoma TN 37388

PROPERTY ADDRESS

SELLER NAME: <u>Georges Martin & Tammy Martin</u>	BUYER NAME: _____
LICENSEE NAME: <u>Jenny Orr</u>	LICENSEE NAME: _____
in this consumer's current or prospective transaction is serving as:	in this consumer's current or prospective transaction is serving as:
<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).	<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).
<input type="checkbox"/> Seller is Unrepresented.	<input type="checkbox"/> Buyer is Unrepresented.
<input type="checkbox"/> Agent for the Seller.	<input type="checkbox"/> Agent for the Buyer.
<input checked="" type="checkbox"/> Designated Agent for the Seller.	<input type="checkbox"/> Designated Agent for the Buyer.
<input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.	<input type="checkbox"/> 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.

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.

<u>Georges Martin</u> 08/04/24			
Seller Signature	Date	Buyer Signature	Date
<u>Tammy Martin</u> 08/07/24			
Seller Signature	Date	Buyer Signature	Date
<u>Jenny Orr</u> 7/31/2024			
Listing Licensee	Date	Selling Licensee	Date
<u>Weichert Realtors Joe Orr & Associates</u>			
Listing Company		Selling Company	

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. 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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COMMERCIAL 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*
 3 *Seller accepts a purchase offer, otherwise the Buyer may not be obligated under any contract to purchase such*
 4 *housing.*

5 **Lead Warning Statement**

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

14 Property Address: 210 E. Lincoln Street Tullahoma TN 37388

15 **Seller Disclosure**

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

- 17 Seller has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the
 18 housing.
- 19 Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the housing and has
 20 provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint
 21 hazards in the housing. List any records, reports and/or additional information, including but not limited to the
 22 basis for the determination that lead-based paint and/or lead-based paint hazards exists, the location of the lead-
 23 based paint and the conditions of the painted surfaces. This requirement includes records or reports regarding
 24 common areas. It also includes records or reports of other residential dwellings in multifamily housing,
 25 provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint
 26 hazards in the target housing as a whole. If no reports or records are available, Seller shall indicate as such.

29 **Buyer Acknowledgment**

- 30 1) Buyer has received copies of all records, reports and information listed above (if any);
 31 2) Buyer has read the Lead Warning Statement (above) and understands its contents;
 32 3) Buyer has received the lead hazard information pamphlet, "Protect Your Family From Lead In Your Home"
 33 (Copies available at <http://www.hud.gov> and <http://www.epa.gov>);
 34 4) Buyer has received a 10-day opportunity (unless the parties mutually agreed upon a different period of
 35 time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment
 36 or inspection for the presence of lead-based paint hazards. This opportunity is waived if Buyer checks the
 37 second box below.

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

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

Jennifer Orr

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

44 **Licensee Acknowledgment**

45 Licensees have informed the Seller of the Seller's obligations under 42 U.S.C. § 4852d, as amended, and are aware
46 of listing and selling licensees' duty to ensure compliance.

47 **Certification of Accuracy**

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

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

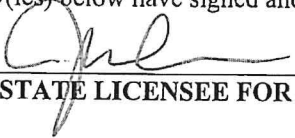
52 The party(ies) below have signed and acknowledge receipt of a copy.

53 <u>Georges Martin</u> 08/04/24	53 <u>Tammy Martin</u> 08/07/24
54 SELLER	54 SELLER
55 By: _____	55 By: _____
56 Title: _____	56 Title: _____
57 Entity: _____	57 Entity: _____
58 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	58 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
59 Date	59 Date

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

61 _____	61 _____
62 BUYER	62 BUYER
63 By: _____	63 By: _____
64 Title: _____	64 Title: _____
65 Entity: _____	65 Entity: _____
66 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	66 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
67 Date	67 Date

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

69  7/31/2024 at _____ o'clock am/ pm

70 **REAL ESTATE LICENSEE FOR SELLER** **Date**

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

73 _____ at _____ o'clock am/ pm

74 **REAL ESTATE LICENSEE FOR BUYER** **Date**

For Information Purposes Only:

Weichert Realtors Joe Orr & Associates
 Listing Company
Jenny Orr
 Independent Licensee

 Selling Company

 Independent Licensee

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