



COMMERCIAL / INDUSTRIAL REAL PROPERTY DISCLOSURE

Upon the request from a prospective tenant of: (1) commercial real property of one thousand, five hundred (1,500) square feet or less or (2) industrial real property of five thousand (5,000) square feet or less, an owner of such real property must disclose to such tenant specific information about whether the property is in compliance with certain state and local codes for the type of building to be leased. This completed form constitutes that disclosure by the owner. The information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee or sales person, if any. This is not a warranty or substitute for any professional inspection or warranties that the tenant may wish to obtain.

Instructions to the Owner

Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. If the answer to such question is unknown, please clearly state that the answer is unknown to you. The Owner hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this disclosure to any person or entity in connection with any actual or anticipated lease of the subject property.

PROPERTY ADDRESS 118 N Main 1-8 CITY Springfield
OWNER'S NAME(S) James P Rawls Susie Rawls

PROPERTY AGE _____ DATE OWNER ACQUIRED PROPERTY _____

DOES OWNER OCCUPY THE PROPERTY? YES NO
IF OWNER DOES NOT OCCUPY PROPERTY, STATE LENGTH OF TIME SINCE THE OWNER OCCUPIED PROPERTY: _____

A. DISCLOSURES

1. FIRE CODES:

Is the subject property in compliance with all state fire codes? YES NO Unknown
If no, please specifically state why the property is not in compliance with state fire codes: _____

Is the subject property in compliance with all local fire codes? YES NO Unknown
If no, please specifically state why the property is not in compliance with local fire codes: _____

2. PLUMBING CODES:

Is the subject property in compliance with all state plumbing codes? YES NO Unknown
If no, please specifically state why the property is not in compliance with state plumbing codes: _____

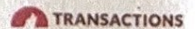
Is the subject property in compliance with all local plumbing codes? YES NO Unknown
If no, please specifically state why the property is not in compliance with local plumbing codes: _____

3. ELECTRICAL CODES:

Is the subject property in compliance with all state electrical codes? YES NO Unknown
If no, please specifically state why the property is not in compliance with state electrical codes: _____

Is the subject property in compliance with all local electrical codes? YES NO Unknown
If no, please specifically state why the property is not in compliance with local electrical codes: _____

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B. REMEDIES

In the event an owner knowingly misrepresents information required to be disclosed by the act, the lessee's remedies, at the option of the lessee, for such misrepresentation on the disclosure statement shall be either:

1. An action for actual damages suffered as a result of known defects existing in the property as of the date of execution of the lease. Any action brought under this subdivision shall be commenced within one (1) year from the date the lessee received the disclosure statement or the date of occupancy, whichever occurs first.

OR

2. Termination of the lease.

C. OWNER'S CERTIFICATION

I/we certify that the information contained herein, concerning the real property located at 118 N Main 1-8 Springfield TN 37172, is true to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to the occupation of this property, these changes will be disclosed in an addendum to this document. I hereby acknowledge receiving a copy of said disclosure statement.

<u>James Rawls</u> OWNER <u>James P Rawls</u>	<u>Susie Rawls</u> OWNER <u>Susie Rawls</u>
By: <u>James Rawls</u>	By: <u>Susie Rawls</u>
Title: <u>Owner</u>	Title: <u>Co owner</u>
<u>10-10-24</u> at <u>9:10</u> o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm Date	<u>10-10-24</u> at <u>9:10</u> o'clock <input checked="" type="checkbox"/> am/ <input type="checkbox"/> pm Date

Parties may wish to obtain professional advice and/or inspection of the property and to negotiate appropriate provisions in the lease agreement regarding advice, inspections, defects and/or code compliance.

D. LESSEE'S ACKNOWLEDGEMENT

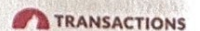
I/we certify that this disclosure statement is not intended as a substitute for any inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are evident by careful observation. I/we hereby acknowledge receiving a copy of said disclosure statement.

LESSEE	LESSEE
By: _____	By: _____
Title: _____	Title: _____
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm Date	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm Date

ELECTRONIC SIGNATURES PURSUANT TO STATE AND FEDERAL LAW WILL SUFFICE FOR ACKNOWLEDGEMENT OF THE ABOVE CONFIRMATION.

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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: 118 N Main 1-8 Springfield TN 37172

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.
 27 _____
 28 _____

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.**

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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 James Rawls
54 **SELLER** James Rawls

Susie Rawls
SELLER Susie Rawls

55 By: _____

By: _____

56 Title: _____

Title: _____

57 Entity: _____

Entity: _____

58 10/09/24 at 9:53 AM
59 Date at _____ o'clock am/ pm

10/09/24 at 9:53 AM
Date at _____ o'clock am/ pm

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

61 **BUYER**

BUYER

62 By: _____

By: _____

63 Title: _____

Title: _____

64 Entity: _____

Entity: _____

65 _____ at _____ o'clock am/ pm

_____ at _____ o'clock am/ pm

66 Date

Date

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

68 Jackie Adams
69 **REAL ESTATE LICENSEE FOR SELLER**
70 Jackie Adams

10/09/24 at 9:53 AM
Date at _____ o'clock am/ pm

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

72 **REAL ESTATE LICENSEE FOR BUYER**

_____ at _____ o'clock am/ pm
Date

73 **For Information Purposes Only:**

74 RE/MAX 1st Choice
Listing Company

Selling Company

Independent Licensee

Independent Licensee

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