

# COMMERCIAL / INDUSTRIAL REAL PROPERTY DISCLOSURE

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

## Instructions to the Owner

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

12 PROPERTY ADDRESS 4 parcels 077MB 007.00 077MB 009.01 077MB 009.00 077M CITY Cowan, TN

13 OWNER'S NAME(S) Matthew Oshea & Kathyryn Bazler

14 PROPERTY AGE 1900 DATE OWNER ACQUIRED PROPERTY 2022

15 DOES OWNER OCCUPY THE PROPERTY?  YES  NO  
 16 IF OWNER DOES NOT OCCUPY PROPERTY, STATE LENGTH OF TIME SINCE THE OWNER OCCUPIED  
 17 PROPERTY: Tenants occupy the property

### A. DISCLOSURES

#### 1. FIRE CODES:

20 Is the subject property in compliance with all state fire codes?  YES  NO  Unknown  
 21 If no, please specifically state why the property is not in compliance with state fire codes:  
 22 \_\_\_\_\_  
 23 \_\_\_\_\_

24 Is the subject property in compliance with all local fire codes?  YES  NO  Unknown  
 25 If no, please specifically state why the property is not in compliance with local fire codes:  
 26 \_\_\_\_\_  
 27 \_\_\_\_\_

#### 2. PLUMBING CODES:

29 Is the subject property in compliance with all state plumbing codes?  YES  NO  Unknown  
 30 If no, please specifically state why the property is not in compliance with state plumbing codes:  
 31 \_\_\_\_\_  
 32 \_\_\_\_\_

33 Is the subject property in compliance with all local plumbing codes?  YES  NO  Unknown  
 34 If no, please specifically state why the property is not in compliance with local plumbing codes:  
 35 \_\_\_\_\_  
 36 \_\_\_\_\_

#### 3. ELECTRICAL CODES:

38 Is the subject property in compliance with all state electrical codes?  YES  NO  Unknown  
 39 If no, please specifically state why the property is not in compliance with state electrical codes:  
 40 \_\_\_\_\_  
 41 \_\_\_\_\_

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

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**B. REMEDIES**

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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:

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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.

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**OR**

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2. Termination of the lease.

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**C. OWNER'S CERTIFICATION**

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I/we certify that the information contained herein, concerning the real property located at

56

4 parcels 077MB 007.00 077MB 009.01 077MB 009.00 077MB 008.0

Cowan, TN

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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.

 <b>Matthew Oshea</b> <b>OWNER</b> Matthew Oshea		 <b>Kathryn Bazler</b> <b>OWNER</b> Kathryn Bazler	
By: _____		By: _____	
Title: _____ <b>Owner</b>		Title: _____ <b>Owner</b>	
09/06/25 at 09/06/25 o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm		09/06/25 at 9:37 AM o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	
Date		Date	

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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.

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**D. LESSEE'S ACKNOWLEDGEMENT**

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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.

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

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

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