

OWNER'S PROPERTY DISCLOSURE STATEMENT (LEASE) EXHIBIT " _____ " (To be used for Lease for Lease/Purchase Agreement and Lease for Residential Property Forms)



2025 Printing

This Exhibit is part of the Agreement with an Offer Date of 06/24/2025 for the lease or lease/purchase and sale of that certain Property known as: 3777 Pine Ridge Run, Martinez, Georgia 30907.

A. INSTRUCTIONS TO OWNER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Owner agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Owners (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to commencement of the lease and provide a copy of the same to the Tenant and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY TENANT. Caveat emptor or "tenant beware" is the law in Georgia. Tenant should conduct a thorough inspection of the Property. If Owner has not occupied the Property or has not recently occupied the Property, Owner's Knowledge of the Property's condition may be limited. Tenant is expected to use reasonable care to inspect the Property and confirm that it is suitable for Tenant's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Tenant to investigate further, Tenant should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Owners of the Property. In other words, if a Owner answers "no" to a question, it means Owner has no Knowledge whether such condition exists on the Property. As such, Owner's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Tenant doing its own due diligence.

C. OWNERS DISCLOSURES.

1. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a homeowners' association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Owner answered "Yes" to either (a) or (b), do any of these Covenant's prohibit or restrict leasing in any way (i.e. leasing permit is required or there is a limitation on the # of units that can be leased in the community)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
Owner never lived in home therefore gives no representation

2. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F918 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE TENANT.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof: <u>10</u> years.		
(b) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
Owner never lived in home therefore gives no representation

4. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(b) If the drinking water is from a well, give the date of last service: _____		
(c) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____	<input type="checkbox"/>	<input type="checkbox"/>
(d) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(e) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(f) Is the main dwelling served by a sewage pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Is there presently any polybutylene plumbing, other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Are there any low water flow plumbing fixtures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Has any water line or fixture ever frozen in cold weather?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
Owner never lived in home therefore gives no representation

5. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion into the basement, crawl space or other parts of any dwelling or garage or damage therefrom from the exterior?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
Owner never lived in home therefore gives no representation

6. SOIL, TREES, SHRUBS AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any diseased or dead trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
Owner never lived in home therefore gives no representation

7. ENVIRONMENTAL/HEALTH/SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is there any mold on interior heated and cooled portions of any dwelling on the Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
 Owner never lived in home therefore gives no representation

8. OTHER MATTERS:	YES	NO
(a) Is there or has there been in the past any litigation involving Property or any improvement therein alleging negligent or improper construction defects or termites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Are there any problems with or repairs needed to the electrical, plumbing, or heating and air condition systems, or any part thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATION:
 Owner never lived in home therefore gives no representation

9. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

Additional pages (F801) are attached.

OWNER'S REPRESENTATION REGARDING OWNER'S PROPERTY DISCLOSURE STATEMENT: Owner represents that Owner has followed the Instructions to Owner in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Owner: Tara Oliver for Key Capital Partners dotloop verified
9/24/25 12:28 PM EDT
A4L6-90EA-RLEA-123F

Date: _____

Owner: _____

Date: _____

Additional Signature Page (F931) is attached.

RECEIPT AND ACKNOWLEDGMENT BY TENANT: Tenant acknowledges the receipt of this Owner's Property Disclosure Statement.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Additional Signature Page (F931) is attached.