

**TENNESSEE RESIDENTIAL PROPERTY DISCLOSURE ACT
AND EXEMPTION NOTIFICATION AND DISCLOSURE
OF INFORMATION AND ACKNOWLEDGEMENT
OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

The undersigned Seller of the property described as _____ does hereby notify Buyer that said property is being offered without a Residential Property Disclosure Statement as provided by the Tennessee Residential Property Disclosure Act. This transfer is excluded under Section IV of the Act for the following reasons:

_____ This is a transfer pursuant to court order including, but not limited to, transfers ordered by a court in the administration of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a trustee in bankruptcy, transfers by imminent domain, and transfers resulting from a decree of specific performance.

_____ This is a transfer by Fiduciary in the course of the administration of a descendant's estate, guardianship, conservatorship, or trust.

_____ This is a transfer to or from any government entity of public or quasi-public housing authority or agency.

_____ This is a transfer involving the first sale of the dwelling and the builder is providing a written warranty.

_____ The property is being sold at public auction.

_____ The Seller has not resided on the property at any time within three (3) years prior to the date of transfer.

Buyer is advised that no representation or warranties, expressed or implied, as to the condition of the property and its improvements, are being offered by **Seller** or **Seller's** Agent and that **Buyer** should make a thorough and diligent inspection of the property. **Buyer** is further advised to have the property inspected by a licensed professional inspector.

LEAD WARNING STATEMENT

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

Seller's Disclosure (initial)

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

Buyer's Acknowledgment (initial)

_____ Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based or lead-based paint hazards in the housing.

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Seller _____ Date _____ Seller _____ Date _____

Buyer _____ Date _____ Buyer _____ Date _____

Agent _____ Date _____ Agent _____ Date _____