

# SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT " A "



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This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for Property known as or located at: 1271 Rogers Rd  
Tignall Georgia 30668 This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT.**

In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements on the Property;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (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) if prior to Closing there are any material changes in the answers to any of the questions, Seller shall promptly revise the Statement and provide it to the Buyer and any Broker involved in the transaction.

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

**C. SELLER DISCLOSURES.**

| 1. <b>GENERAL:</b>                                                       | YES | NO |
|--------------------------------------------------------------------------|-----|----|
| (a) Is the Property vacant?                                              | ✓   |    |
| If yes, how long has it been since the Property has been occupied? _____ |     |    |
| (b) Is the Property or any portion thereof leased?                       |     | ✓  |
| <b>EXPLANATION:</b>                                                      |     |    |
|                                                                          |     |    |
|                                                                          |     |    |

| 2. <b>COVENANTS, FEES, and ASSESSMENTS:</b>                                                                                                                                                                          | YES | NO |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?                                                                            | ✓   |    |
| (b) Is the Property part of a condominium or community in which there is a community association?<br><b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b> | ✓   |    |
| <b>EXPLANATION:</b>                                                                                                                                                                                                  |     |    |
|                                                                                                                                                                                                                      |     |    |
|                                                                                                                                                                                                                      |     |    |

| 3. THE PROPERTY:                                                                                                                 | YES | NO                                  |
|----------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|
| (a) How many acres are in Property? <u>2.07</u>                                                                                  |     |                                     |
| (b) What is the current zoning of Property? _____                                                                                |     |                                     |
| (c) Will conveyance of Property exclude any mineral, oil, and timber rights?                                                     |     | <input checked="" type="checkbox"/> |
| (d) Are there any governmental allotments committed?                                                                             |     | <input checked="" type="checkbox"/> |
| (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber? |     | <input checked="" type="checkbox"/> |
| <b>EXPLANATION:</b>                                                                                                              |     |                                     |
|                                                                                                                                  |     |                                     |
|                                                                                                                                  |     |                                     |

| 4. SOIL, TREES, SHRUBS AND BOUNDARIES:                                                                                                                                             | YES | NO                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|
| (a) Is there any fill dirt on Property?                                                                                                                                            |     | <input checked="" type="checkbox"/> |
| (b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?                                 |     | <input checked="" type="checkbox"/> |
| (c) Is there now or has there ever been any visible soil settlement or movement?                                                                                                   |     | <input checked="" type="checkbox"/> |
| (d) Is any part of Property 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 checked="" type="checkbox"/> |
| (e) Are there any drainage or flooding problems on Property?                                                                                                                       |     | <input checked="" type="checkbox"/> |
| (f) Are there any diseased or dead trees?                                                                                                                                          |     | <input checked="" type="checkbox"/> |
| (g) 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 checked="" type="checkbox"/> |
| (h) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner? |     | <input checked="" type="checkbox"/> |
| <b>EXPLANATION:</b>                                                                                                                                                                |     |                                     |
|                                                                                                                                                                                    |     |                                     |
|                                                                                                                                                                                    |     |                                     |

| 5. TOXIC SUBSTANCES:                                                                   | YES | NO                                  |
|----------------------------------------------------------------------------------------|-----|-------------------------------------|
| (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? |     | <input checked="" type="checkbox"/> |
| (b) Has Property ever been tested for radon or any other environmental contaminates?   |     | <input checked="" type="checkbox"/> |
| <b>EXPLANATION:</b>                                                                    |     |                                     |
|                                                                                        |     |                                     |
|                                                                                        |     |                                     |

| 6. OTHER MATTERS:                                                                                            | YES | NO                                  |
|--------------------------------------------------------------------------------------------------------------|-----|-------------------------------------|
| (a) Have there been any inspections in the past year?                                                        |     | <input checked="" type="checkbox"/> |
| If yes, by whom and of what type? _____                                                                      |     |                                     |
| (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? |     | <input checked="" type="checkbox"/> |
| (c) Have you received notices by governmental or quasi-governmental agency affecting Property?               |     | <input checked="" type="checkbox"/> |
| (d) Are there any existing or threatened legal actions affecting Property?                                   |     | <input checked="" type="checkbox"/> |
| (e) Is there any system or item on Property which is leased or which has a fee associated with its use?      |     | <input checked="" type="checkbox"/> |
| (f) Are there any private or undedicated roadways for which owner may have financial responsibility?         |     | <input checked="" type="checkbox"/> |
| (g) If Property is served by well water, is the well on Property?                                            |     | <input checked="" type="checkbox"/> |
| (h) Has the Property been enrolled in a Conservation Use Program?                                            |     | <input checked="" type="checkbox"/> |
| If yes, when was the Property enrolled? _____                                                                |     |                                     |
| (i) Are there any other latent or hidden defects that have not otherwise been disclosed?                     |     | <input checked="" type="checkbox"/> |
| <b>EXPLANATION:</b>                                                                                          |     |                                     |
|                                                                                                              |     |                                     |
|                                                                                                              |     |                                     |

**7. AGRICULTURAL DISCLOSURE:**

(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?

YES

NO

(b) Is the Property receiving preferential tax treatment as an agricultural property?

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.

**8. UTILITIES:**

Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property.

[The utilities listed below that are not checked do not serve Property.]

Electricity

Public Sewer

Natural Gas

Public Water

Telephone

Private/Well Water

Cable Television

Shared Well Water

Garbage Collection

Other WIFI

Additional pages are attached.

**SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:**

Seller represents that Seller has followed the Instructions to Seller 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.

Seller: John Phillip Lopez

Date: 2/16/26

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Signature Page (F267) is attached.

**RECEIPT AND ACKNOWLEDGMENT BY BUYER:**

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Signature Page (F267) is attached.

# BUYER'S BROKER COMPENSATION EXHIBIT

Exhibit " 1 "



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(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: 1271 Rogers Rd Trion, Georgia ("Agreement").

For and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

1. **Compensation Being Offered to Buyer's Broker.** The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:

A. **Compensation Paid by Seller to Buyer's Broker:** The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:

- \_\_\_\_\_ percent (\_\_\_\_%) of the sales price;
- \$ \_\_\_\_\_;
- (other) \_\_\_\_\_;

B. **Compensation Shared by Seller's Broker with Buyer's Broker:** Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:

- \_\_\_\_\_ percent (\_\_\_\_%) of the sales price;
- \$ 4,000.00;
- (other) \_\_\_\_\_;

2. **General.**

- A. Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
- B. Any licensee signing this Buyer's Broker Compensation Exhibit ("Compensation Exhibit") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Exhibit.
- C. Once this Compensation Exhibit is initialed, it cannot be further modified (even by special stipulation or a later amendment to this Exhibit) without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
- D. The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.

**SPECIAL STIPULATIONS:** The following Special Stipulations are made a part of this Agreement.

Additional Special Stipulations (F246) are attached.

\_\_\_\_\_  
Buyer's Initials

JPR  
\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Date

2/16/2026  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Broker's Initials

SM  
\_\_\_\_\_  
Seller's Broker's Initials

\_\_\_\_\_  
Date

2/17/2026  
\_\_\_\_\_  
Date