

SELLERS LAND & LOT DISCLOSURE INFORMATION

Date: 4-4-19

Seller(s) Name (s): Janet & Frank Wooten

Property Address: TBD S. Dixie Rd, Wagener, SC 29164

Subdivision: none Zoning: acreage

NOTICE TO SELLER(s): Each Seller(s) is obligated to disclose to a Buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This Disclosure Statement is designed to assist Seller(s) in complying with disclosure requirements and to assist Buyer(s) in evaluating the property being considered. The listing real estate Broker, the selling real estate Broker, and their respective Agents will also rely upon this information when they evaluate, market and present Seller's property to prospective Buyer(s). Seller(s) will provide this information at time of listing, but in no event later than three (3) days from date of listing.

NOTICE TO BUYER(s): This is a Disclosure of Seller's personal knowledge of the condition of the property as of the date signed by Seller(s) and is not a substitute for any inspections or warranties that Buyer(s) may wish to obtain. It is not a warranty of any kind by Seller(s) or a warranty or representation by the listing Broker, the selling Broker, or their Agents or guarantee that the Seller(s) has disclosed all defects.

PLEASE ANSWER ALL QUESTIONS. Explain any "yes" answer under remarks or on attached sheet referring to the number of the question.

1) NEIGHBORHOOD

- a) Are you aware of any proposed or recent changes in zoning or property usage in your immediate area? ☐ Yes ☒ No ☐ No representation
- b) Are there any other neighborhood conditions or problems affecting the property? ☐ Yes ☒ No ☐ No representation
- c) Has this property ever been used for agricultural purposes? ☒ Yes ☐ No ☐ No representation
- d) Is the property subject to roll back taxes? ☒ Yes ☐ No ☐ No representation
- e) If so, how much? ?

2) HOMEOWNERS ASSOCIATION

- a) Is there a Homeowners Association? ☐ Yes ☒ No ☐ No representation
- b) Is membership mandatory? ☐ Yes ☐ No ☐ No representation
- c) Current dues are \$ _____ per _____ ☐ Yes ☒ No ☐ No representation
- d) Is the property subject to covenants, conditions, and/or restrictions of a homeowners association? ☐ Yes ☒ No ☐ No representation
- e) Are there any conditions that may result in a dues increase or special assessment? ☐ Yes ☒ No ☐ No representation
- f) Is there assigned parking? ☐ Yes ☒ No ☐ No representation

3) ENVIRONMENTAL

- a) Have there been any environmental studies done on or near the property? ☐ Yes ☒ No ☐ No representation
- b) Does the property now contain or has it ever contained any toxic substances? ☐ Yes ☒ No ☐ No representation
- c) Does the property now contain or has it ever contained any under/above ground storage tanks? ☐ Yes ☒ No ☐ No representation
- d) Does the property have any abandoned wells or septic tanks? ☒ Yes ☐ No ☐ No representation
- e) Is the property located next to or in close proximity to a dump, junkyard or toxic disposal site? ☐ Yes ☒ No ☐ No representation

4) DRINKING WATER & SEWAGE SYSTEM

- a) Is public/community water available? ☐ Yes ☒ No ☐ No representation
- Current Tap Fee: _____ Availability Fee: _____
- b) Is lake system required? ☐ Yes ☐ No ☐ No representation
- c) Is a pump system needed? ☒ Yes ☐ No ☐ No representation
- d) Is there a well on the property? ☐ Yes ☒ No ☐ No representation
- e) Has the well been tested? ☐ Yes ☐ No ☐ No representation
- f) Is public/community sewer system available? ☐ Yes ☒ No ☐ No representation
- Current Tap Fee: _____
- g) Is public/community system a gravity flow or forced main? ☐ Yes ☐ No ☐ No representation
- h) Is there a functional tank/cesspool system serving this property? If yes, when last serviced? _____ ☐ Yes ☒ No ☐ No representation
- i) Is there a sewage lift pump,lett system or grinder system available or required? ☐ Yes ☒ No ☐ No representation
- j) Has a perk test been done? If yes, when? _____ and _____ bedrooms ☐ Yes ☒ No ☐ No representation
- k) Does the property share a well? ☐ Yes ☒ No ☐ No representation

5) BOUNDARIES

- a) Have you ever had a survey of your property done? ☒ Yes ☐ No ☐ No representation
- b) Are the boundaries of your property marked in any way? ☒ Yes ☐ No ☐ No representation
- c) Are there any encroachments, boundary line disputes or easements relating to the property? ☐ Yes ☒ No ☐ No representation
- d) If property does not have road frontage, does it have legal deeded access? ☐ Yes ☐ No ☐ No representation

6) DRAINAGE/WATER

- a) Is any part of this property located in a flood plain zone or considered wetlands? ☐ Yes ☒ No ☐ No representation
- b) Has the property ever had a drainage or flooding problem? ☐ Yes ☒ No ☐ No representation

7) WATER FRONTAGE

- a) Does SCE&G own any fringe land on the property above the 360? ☐ Yes ☒ No ☐ No representation
- b) Are there any building set backs above the 360? ☐ Yes ☒ No ☐ No representation
- c) Is a dock allowed? ☐ Yes ☐ No ☐ No representation
- d) Is there a dock permit current? ☐ Yes ☐ No ☐ No representation
- If yes, dock size limit _____ Permit# _____ exp. Date _____
- e) Is dock private or shared? ☐ Yes ☐ No ☐ No representation
- f) Does dock have encapsulated flotation? ☐ Yes ☐ No ☐ No representation
- Information: 2005 - all docks **MUST HAVE** encapsulated flotation!!

8) **MISCELLANEOUS**

- a) Is the property located on an earthquake fault? (No explanation required)
- b) Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?
- c) Are there any burial grounds, historic or religious sites on the property?
- d) Are you aware of any problems with the title to the property?
- e) Are you aware of any violations of local, state or federal laws or regulations relating to property?
- f) Is there any existing or threatened legal actions affecting this property of the sales thereof?
- g) Are there any past or present problems with driveways, walkways, seawalls, fences, retaining walls on property or adjacent property?
- h) Are there any bonds or assessments affecting this property?
- i) Have there been any significant changes made to the property within the last five years?
Ex: Topsoil removal, fill, mining, cut timber, etc.
- j) Has any part of the property been filled or used as a dumpsite?
- k) Is property currently under a lease or property management agreement?

☐ Yes ☒ No ☐ No representation

☐ Yes ☒ No ☐ No representation

☐ Yes ☒ No ☐ No representation

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☐ Yes ☒ No ☐ No representation

☐ Yes ☒ No ☐ No representation

☐ Yes ☒ No ☐ No representation

☐ Yes ☒ No ☐ No representation

☐ Yes ☒ No ☐ No representation

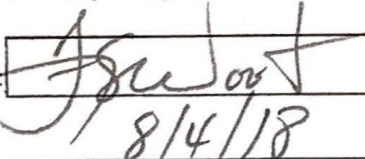
9) **GENERAL CONDITION**

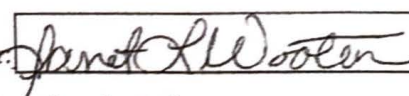
Do you know of any other facts, conditions or circumstances that may affect the value, beneficial use or desirability of this property?

☐ Yes ☒ No ☐ No representation

10) **REMARKS: PLEASE EXPLAIN ANY "YES" ANSWERS (Attach additional sheets, if necessary).**

The undersigned Seller(s) represents that the information set forth in the foregoing Disclosure Statement is accurate and complete. This Disclosure Statement survives closing but is not a warrant or guarantee of any kind. Seller(s) hereby authorizes Broker to provide this information to prospective Buyer(s) of the property and to Real Estate Brokers and Sales Associates. Seller(s) understands and agrees that Seller(s) will notify Broker in writing immediately if any information set forth in the Disclosure becomes inaccurate or incorrect in any way.

Seller: 

Seller: 

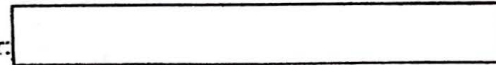
Date: 8/4/18

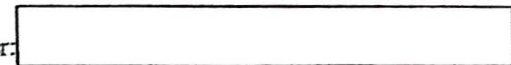
Date: 8-4-18

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

I / We have carefully inspected the property. I / We have been advised to have the property examined by professional inspectors.

I / We understand that unless stated otherwise in my contract with Seller(s), the property is being sold in its present condition only without warranties or guarantees of any kind by Seller(s) or any Broker or Agent. I / We state that no representation concerning the condition of the property are being relied upon by me / us except as disclosed above or stated within the Sales Contract.

Buyer: 

Buyer: 

Date: _____

Date: _____