

SELLER'S DISCLOSURE OF LATENT DEFECTS AND FIXTURES CHECKLIST

EXHIBIT " _____ "



2025 Printing

This Seller's Disclosure of Latent Defect ("Disclosure") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property known as or located at: 3604 N N Stratford Rd NE NE, Atlanta, Georgia, 30342.

Georgia law requires a seller to disclose latent defects in the seller's property to the buyer of the property of which the seller is aware, and which could not be discovered by the buyer upon a reasonably careful inspection of the property. A latent defect in a property is a defect that is hidden. For example, a defective septic system or termite damage that has been covered over have been found by our courts to be latent defects. If a defect is obvious, it does not need to be disclosed. If a defect has been corrected, it is no longer a defect. Because parties can disagree over whether a defect is obvious or whether a repair was properly made, erring on the side of disclosure is recommended.

1. **SELLER OCCUPANCY:**

- Seller occupies (or was the most recent occupant) of Property;
- Seller was not the most recent occupant of Property;
- Seller has never occupied Property.

2. **SELLER HEREBY DISCLOSES THE KNOWN LATENT DEFECTS:**

- No known latent defects.
- Known latent defects. _____

Additional Pages are attached.

3. **AGRICULTURAL DISCLOSURE:** Is 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

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.

4. **FIXTURES CHECKLIST**

A. Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

B. Items Not Remaining with the Property. Items identified as not remaining with the Property that are not physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

C. Items Remaining with Property. Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

| | | | |
|---|--|--|--|
| Appliances | <input type="checkbox"/> Television (TV) | <input type="checkbox"/> Birdhouses | <input type="checkbox"/> Fire Sprinkler System |
| <input type="checkbox"/> Clothes Dryer | <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Boat Dock | <input type="checkbox"/> Gate |
| <input type="checkbox"/> Clothes Washing Machine | <input type="checkbox"/> TV Mounts/Brackets | <input type="checkbox"/> Fence - Invisible | <input type="checkbox"/> Safe (Built-In) |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> TV Wiring | <input type="checkbox"/> Dog House | <input type="checkbox"/> Smoke Detector |
| <input type="checkbox"/> Garage Door Opener | | <input type="checkbox"/> Flag Pole | <input type="checkbox"/> Window Screens |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Interior Fixtures | <input type="checkbox"/> Gazebo | |
| <input type="checkbox"/> Ice Maker | <input type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> A/C Window Unit |
| <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Chandelier | <input type="checkbox"/> Landscaping Lights | <input type="checkbox"/> Air Purifier |
| <input type="checkbox"/> Oven | <input type="checkbox"/> Closet System | <input type="checkbox"/> Mailbox | <input type="checkbox"/> Whole House Fan |
| <input type="checkbox"/> Range | <input type="checkbox"/> Fireplace (FP) | <input type="checkbox"/> Out/Storage Building | <input type="checkbox"/> Attic Ventilator Fan |
| <input type="checkbox"/> Refrigerator w/o Freezer | <input type="checkbox"/> FP Gas Logs | <input type="checkbox"/> Porch Swing | <input type="checkbox"/> Ventilator Fan |
| <input type="checkbox"/> Refrigerator/Freezer | <input type="checkbox"/> FP Screen/Door | <input type="checkbox"/> Statuary | <input type="checkbox"/> Car Charging Station |
| <input type="checkbox"/> Free Standing Freezer | <input type="checkbox"/> FP Wood Burning Insert | <input type="checkbox"/> Stepping Stones | <input type="checkbox"/> Dehumidifier |
| <input type="checkbox"/> Surface Cook Top | <input type="checkbox"/> Light Bulbs | <input type="checkbox"/> Swing Set | <input type="checkbox"/> Generator |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Light Fixtures | <input type="checkbox"/> Tree House | <input type="checkbox"/> Humidifier |
| <input type="checkbox"/> Vacuum System | <input type="checkbox"/> Mirrors | <input type="checkbox"/> Trellis | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Vent Hood | <input type="checkbox"/> Wall Mirrors | <input type="checkbox"/> Weather Vane | <input type="checkbox"/> Propane Fuel in Tank |
| <input type="checkbox"/> Warming Drawer | <input type="checkbox"/> Vanity (hanging) Mirrors | | <input type="checkbox"/> Fuel Oil Tank |
| <input type="checkbox"/> Wine Cooler | <input type="checkbox"/> Shelving Unit & System | <input type="checkbox"/> Aboveground Pool | <input type="checkbox"/> Fuel Oil in Tank |
| Home Media | <input type="checkbox"/> Shower Head/Sprayer | <input type="checkbox"/> Gas Grill | <input type="checkbox"/> Sewage Pump |
| <input type="checkbox"/> Amplifier | <input type="checkbox"/> Storage Unit/System | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> Cable Jacks | <input type="checkbox"/> Window Blinds (and Hardware) | <input type="checkbox"/> Outdoor Furniture | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Cable Receiver | <input type="checkbox"/> Window Shutters (and Hardware) | <input type="checkbox"/> Outdoor Playhouse | <input type="checkbox"/> Thermostat |
| <input type="checkbox"/> Cable Remotes | <input type="checkbox"/> Window Draperies (and Hardware) | <input type="checkbox"/> Pool Equipment | <input type="checkbox"/> Water Purification System |
| <input type="checkbox"/> Intercom System | <input type="checkbox"/> Unused Paint | <input type="checkbox"/> Pool Chemicals | <input type="checkbox"/> Water Softener System |
| <input type="checkbox"/> Internet HUB | Landscaping / Yard | <input type="checkbox"/> Sauna | <input type="checkbox"/> Well Pump |
| <input type="checkbox"/> Internet Wiring | <input type="checkbox"/> Arbor | <input type="checkbox"/> Alarm System (Burglar) | |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Awning | <input type="checkbox"/> Alarm System (Smoke/Fire) | |
| <input type="checkbox"/> Satellite Receiver | <input type="checkbox"/> Basketball Post and Goal | <input type="checkbox"/> Security Camera | |
| <input type="checkbox"/> Speakers | | <input type="checkbox"/> Carbon Monoxide Detector | |
| <input type="checkbox"/> Speaker Wiring | | <input type="checkbox"/> Doorbell | |
| <input type="checkbox"/> Switch Plate Covers | | <input type="checkbox"/> Door & Window Hardware | |

D. Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

E. Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

Seller's Signature: _____ Date: 10/22/2025
 Print or Type Name: ATL STRATI FORD SFH LLC

Seller's Signature: _____ Date: _____
 Print or Type Name: _____

Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER: Buyer acknowledges the receipt of this Seller's Disclosure of Latent Defect and Fixtures Checklist.

Buyer's Signature: _____ Date: _____
 Print or Type Name: _____

Buyer's Signature: _____ Date: _____
 Print or Type Name: _____

Additional Signature Page (F267) is attached.

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS IN
PURCHASE AND SALE TRANSACTIONS
("LEAD-BASED PAINT EXHIBIT")
EXHIBIT " A "**



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This Exhibit pertains to that certain Property known as: 3604 N STRATFORD RD NE, ATLANTA, Georgia 30342.

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer of any interest in residential 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

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Check box if additional pages of explanations are attached and incorporated herein.

✓ (ii)   b338e78 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) _____ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

✓ (ii)   b9430ac Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [initial all applicable sections below]:

(c) _____ Buyer has received copies of all information, if any, listed above.

(d) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [initial (i) or (ii) below]:

(i) _____ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).

(f)  Seller's 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.

(g) _____ Buyer's 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. *[only required if the Buyer's Agent receives compensation from the Seller.]*

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

1 Buyer's Signature

Date

Print or Type Name


1 Seller's Signature

10/2/2025

Date

ATL STRATFORD SFH LLC

Print or Type Name

2 Buyer's Signature

Date

Print or Type Name

2 Seller's Signature

Date

Print or Type Name

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

Buyer's Agent Signature

Date


Seller's Agent Signature

10/2/2025

Date

Jingru Sui

Print or Type Name

Print or Type Name

Buyer Brokerage Firm

Real Broker, LLC.

Seller Brokerage Firm