

SELLER'S FINAL PROPERTY CONDITION DISCLOSURE

1 Property Address: _____

2 Buyer Name(s): _____

3 Seller Name(s): _____

4 The *Tennessee Residential Property Disclosure Act* requires sellers to disclose any material changes that may have occurred
5 since the initial Property Condition Disclosure was provided to the buyer, or to certify that there have been no changes:

6 *TCA 66-5-205. Liability for changed circumstances. — If information disclosed in accordance with this part is*
7 *subsequently rendered or discovered to be inaccurate as a result of any act, occurrence, information received,*
8 *circumstance or agreement subsequent to the delivery of the required disclosures, the inaccuracy resulting therefrom*
9 *does not constitute a violation of this part; provided, however, that at or before closing, the owner shall be required*
10 *to disclose any material change in the physical condition of the property or certify to the purchaser at closing that*
11 *the condition of the property is substantially the same as it was when the disclosure form was provided. If, at the*
12 *time the disclosures are required to be made, an item of information required to be disclosed is unknown or not*
13 *available to the owner, the owner may state that the information is unknown or may use an approximation of the*
14 *information; provided, that the approximation is clearly identified as such, is reasonable, is based on the actual*
15 *knowledge of the owner and is not used for the purpose of circumventing or evading this part.*

16 **Seller must check one of the following two boxes:**

17 **SELLER REPORTS NO CHANGES:** To the best of the seller's knowledge, the condition of the property is
18 substantially the same as it was when the *TN Residential Property Condition Disclosure* form was provided to the Buyer.

19 **SELLER HAS CHANGES TO REPORT:** The changes shown below, which may be material to the physical condition
20 of the property, have occurred or been discovered since the *TN Residential Property Condition Disclosure* form was
21 provided to the buyer. This information is given in good faith to the best of seller's knowledge, and is not intended to
22 create any warranties or guarantees.

23 **Seller reports these changes:**

24 _____
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31 _____
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33 _____
34 _____
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40 **This information is certified by Seller:**

41 X _____ X _____
Seller Signature Date & Time Seller Signature Date & Time

42 **Buyer acknowledges receipt of a copy of the Seller's Final Property Condition Disclosure:**

43 X _____ X _____
Buyer Signature Date & Time Buyer Signature Date & Time

