

ALL FIELDS DETAIL



MLS #	1259681	# of Bedrooms	3
Status	Contingency Contract	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	0
Address	4968 VINEYARD LANE	Garage Capacity	None
City	Greenville	# of Stories	One
State	SC	Approx Age	31-50
Zip	29615	Garage Type	None
Area	022		
Class	Residential		
Listing Price	\$139,500		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Enable Schedule-It (Y/N)	No	County	Greenville
# of Fireplaces	1	Continue To Show	Yes
SQFT Finished and Heated	1600-1799	Reason For Contingency	Inspections
Subdivision	Mountainbrook	Tax ID Number	0540080107500
Legal Lot Number	PT. 7	Approx # of Acres	0.30
Approx Year Built	1974	Elementary School	Pelham Road
Middle School	Greenville	High School	Eastside
Agent	SUNIL VARGHESE - Cell: (864) 525-7449	Listing Office 1	Wham AARE, LLC - Main: (864) 801-9468
SA	0%	BA	3%
Variable Rate Com	N	Listing Type	Exclusive Right to Sell
Agency Relationship	Buyer Agent	Listing Date	5/14/2013
Associated Document Count	3	Living Room (Y/N)	Y
Living Room Size	17x13	Dining Room (Y/N)	Y
Dining Rm Size	12x10	Breakfast Room (Y/N)	Y
Breakfast Room Size	11x7	Kitchen (Y/N)	Y
Kitchen Size	11x9	Great Room (Y/N)	N
Den (Y/N)	Y	Den Size	12x16
Bonus/Rec Room (Y/N)	N	Florida Room (Y/N)	N
Patio (Y/N)	Y	Patio Size	18x26
Laundry (Y/N)	Y	Laundry Size	11x8
Master Bedroom (Y/N)	Y	Master Bedroom Size	17x13
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	12x12
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	10x13
Bedroom #4 (Y/N)	N	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Rooms Below Grade	0
# of Bedrooms Main Level	3	Status Date	5/21/2013
HotSheet Date	5/21/2013	Price Date	5/17/2013
Input Date	5/17/2013 7:05:00 AM	# Full Baths on Main Lvl	2
Detailed Showing Inst	Call the listing agent	Showing	Call Listing Agent
Contact # for Appts	(864) 525-7449	Directions	From 85 North take exit 54 (Pelham Rd) and turn left, go approx 3 miles and turn right on Bridle Path Lane and then first left onto Vineyard and home is on the left.
Update Date	5/23/2013	Cumulative DOM	15
Agent Hit Count	110	Client Hit Count	67
Original Price	\$139,500	Days On Market	15

FEATURES

STYLE Ranch	MRBED FEATURES Full Bath Master on Main Lvl Shower Only	COOLING SYSTEM Central Forced Electric	ON INTERNET Yes
EXTERIOR FINISH Brick Veneer-Partial Vinyl Siding	SPECIALTY ROOM Laundry	FLOORS Carpet Hardwood Laminant Flooring	GARBAGE PICKUP Private
LOT DESCRIPTION Fenced Yard Some Trees	LAUNDRY LOCATION 1st Floor	WATER Public	DRIVEWAY Paved
FOUNDATION Crawl Space	APPLIANCES Cook Top-Smooth	SEWER Public	CONDO REGIME INCLUDES None
BASEMENT			AMENITIES INCLUDE None
			SHOWING

FEATURES

None	Dishwasher	WATER HEATER	Appointment Only
EXTERIOR FEATURES	Disposal	Gas	Occupied
Patio	Oven-Electric	STORAGE SPACE	ADDITIONAL FEES
Porch-Front	FIREPLACE	Attic	None
ROOF	Gas Logs	DOCS ON FILE	
Architectural	HEATING SYSTEM	Lead Based Paint Doc.	
GARAGE FEATURES	Forced Air	Seller Disclosure	
None	Natural Gas	DOCUMENTS WITH OFFER	
INTERIOR FEATURES		Copy Earnest Money Check	
Attic Stairs Disappearing		Lead Based Paint Letter	
Cable Available		Pre-Approval Letter	
Ceiling Fan		Signed SDS	
Security System Owned			

FINANCIAL

Total Taxes	\$860.00	Tax Year	2012
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N
Electric Co.	Duke Energy	Gas Co.	Piedmont Gas
Water Co.	Greenville Water		

MEMBER REMARKS

To show please call the appointment center at (864) 467-0000 - home is occupied. Supra lockbox on front porch column. There are two dogs that will be in the laundry room and backyard during showings so DO NOT go in the laundry room or backyard - they aren't the friendliest. If your buyers like the home we can arrange a 2nd showing where the owner will remove the dogs. 1% earnest money deposit and pre-approval letter or proof of funds must be included with offer. See associated docs for appraisers sketch (1696 sq ft per his sketch) & disclosures.

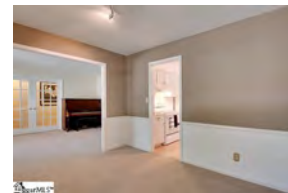
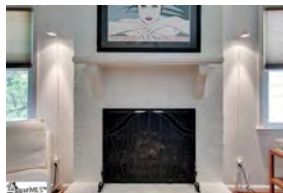
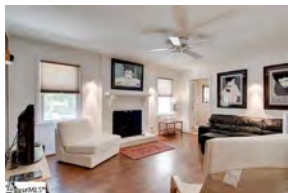
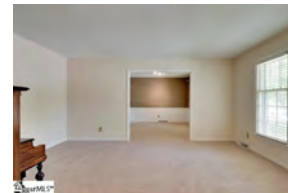
REMARKS

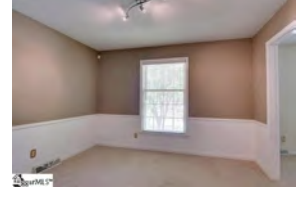
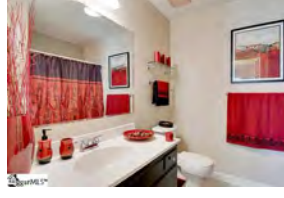
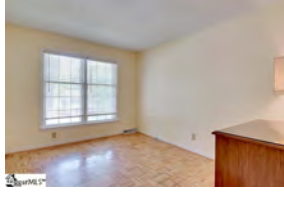
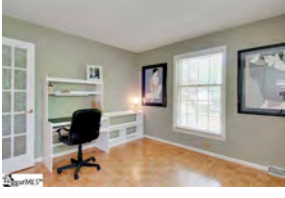
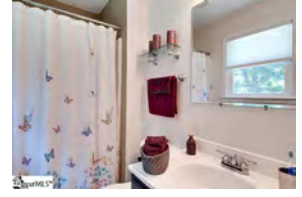
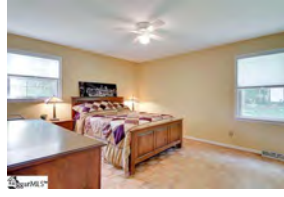
3 Bedroom, 2 Bath single level home on Greenville's coveted Eastside just minutes from I-85, shopping, restaurants, entertainment and only 15-20 mins from downtown Greenville! The home's floor plan offers lot of possibilities with two formal living areas plus a formal dining room and a spacious eat-in kitchen. The great room features a gas logs fireplace and looks out to your large, fenced in yard. Other extras in this house include a walk-in laundry room, new carpet in the den and dining room, & large back patio. This home is ready to move into and is priced to sell so see it today before its gone!

SYNDICATION REMARKS

3 Bedroom, 2 Bath single level home on Greenville's coveted Eastside just minutes from I-85, shopping, restaurants, entertainment and only 15-20 mins from downtown Greenville! The home's floor plan offers lot of possibilities with two formal living areas plus a formal dining room and a spacious eat-in kitchen. The great room features a gas logs fireplace and looks out to your large, fenced in yard. Other extras in this house include a walk-in laundry room, new carpet in the den and dining room, & large back patio. This home is ready to move into and is priced to sell so see it today before its gone! Call Sunil at (864) 525-7449 to schedule your private showing and visit www.whamauctions.com for more information.

ADDITIONAL PICTURES



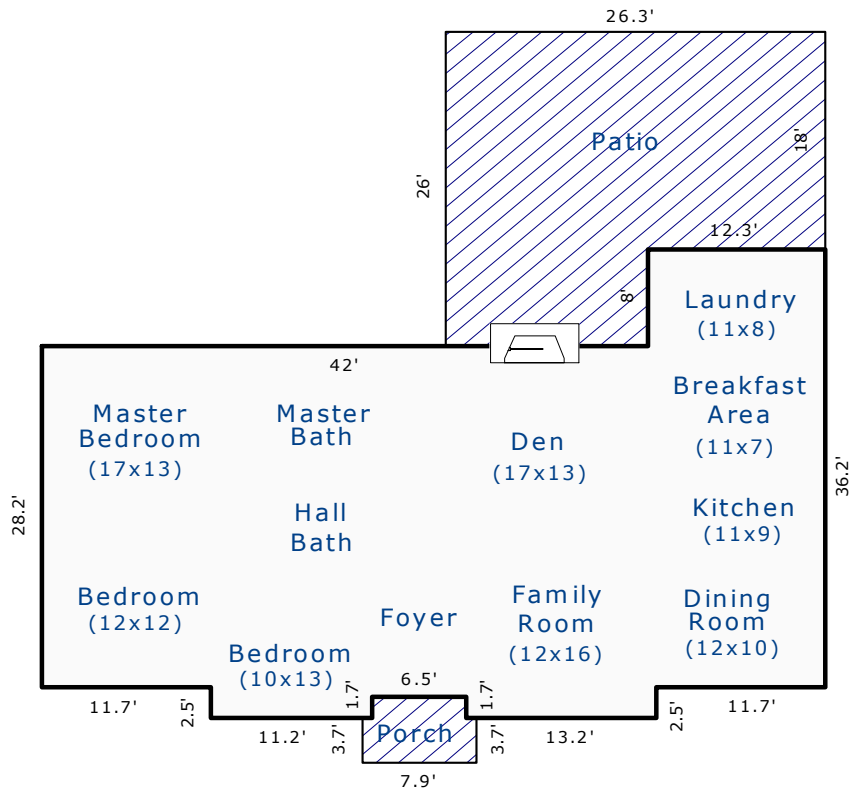


DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2013

Building Sketch

Client				
Property Address 4968 Vineyard Ln				
City	Greenville	County	Greenville	State SC Zip Code 29615
Borrower				



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1695.86	1695.86
P/P	Patio	585.40	
	Porch	40.28	625.68
Net LIVABLE Area		(rounded)	1696

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
28.2 x	54.3	1531.26
0.8 x	30.9	24.72
8.0 x	12.3	98.40
1.7 x	11.2	19.04
1.7 x	13.2	22.44
5 Items	(rounded)	1696



STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

INSTRUCTIONS TO PROPERTY OWNERS

1. South Carolina Code of Laws Title 27 Chapter 50 Article 1 requires that beginning January 1, 2003, an owner of residential real estate (single-family homes and buildings with up to four dwelling units) shall provide to a purchaser this property condition disclosure statement which must be completed prior to signing a contract of sale. This disclosure statement must be provided in connection with the sale, exchange, option and sale under a lease with an option to purchase. This disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited. A complete list of exemptions may be found in Section 27-50-30.
2. You must check one of the boxes for each of the 24 questions on pages 2 and 3 of this form.
 - a. If you check "Yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, pest control operator or other expert or public agency. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in the report as long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No" for any question, you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misrepresentation.
 - c. If you check "No Representation" for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know or should have known of them. Please consult with an attorney to determine any potential liability you may have for checking this answer.
 - d. If you check "Yes" or "No" for any question and subsequently something happens to the property to render your statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly provide the purchaser a corrected statement or you may correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker or salesperson, you remain solely responsible for completing and delivering this statement to the purchaser. The broker or salesperson must disclose any material facts about your property which he/she knows or reasonably should know, regardless of your responses on this statement. You are to complete this form yourself and answer all questions truthfully and as fully as possible. By signing below you acknowledge that the failure to disclose known material information about the property may result in liability.
4. You must provide the completed statement to the purchaser prior to the time you and the purchaser sign a contract to purchase your property or as otherwise agreed to in the contract. You should provide the purchaser a copy of this statement containing your signature and keep a copy signed by the purchaser for your records.

Initials: PH Seller 3/6/13 Date ___ Buyer ___ Date
Rev. 1/03

AS SELLER OF THE PROPERTY HEREIN IDENTIFIED, DO YOU HAVE KNOWLEDGE OF ANY PROBLEM (MALFUNCTION OR DEFECT) WITH ANY OF THE FOLLOWING:

	Yes*	No	No Representation
1. Foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications? a. Siding: masonry ___ wood ___ composition/hardwood ___ vinyl <input checked="" type="checkbox"/> synthetic stucco ___ b. Approximate age of structure <u>1974</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>2005</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water seepage, leakage, dampness or standing water or water intrusion from any source in any area of the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Electrical system (outlets, wiring, panel, switches, fixtures, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Plumbing system (pipes, fixtures, water heater, etc.)? <i>3-5 yrs old</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Heating and/or air conditioning? a. Heat source: furnace <input checked="" type="checkbox"/> heat pump ___ baseboard ___ b. Cooling source: central <input checked="" type="checkbox"/> wall/window unit(s) ___ c. Fuel source: electricity ___ natural gas <input checked="" type="checkbox"/> propane ___ oil ___ d. Approximate age of heating unit ___/cooling unit <u>1993</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Water supply (including water quality, quantity and water pressure)? a. water supply is: city/county <input checked="" type="checkbox"/> community system ___ private well ___ b. water pipes are: copper <input checked="" type="checkbox"/> galvanized <input checked="" type="checkbox"/> PVC/CPVC ___ polybutelene ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Septic system? a. Type system: septic tank ___ community system ___ connected to city/county system <input checked="" type="checkbox"/> city/county system available ___ b. Does the system require a pump? Yes ___ No <input checked="" type="checkbox"/> c. Has the septic system been serviced/pumped during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Appliances (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Present infestation, or damage WHICH HAS NOT BEEN REPAIRED from past infestation of wood destroying insects or organisms? a. Is there a transferable termite bond? Yes ___ No <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Drainage, grading or stability of soil or retaining structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Other built-in systems and fixtures? central vacuum <input checked="" type="checkbox"/> pool ___ hot tub ___ spa ___ attic fan ___ exhaust fan <input checked="" type="checkbox"/> ceiling fan <input checked="" type="checkbox"/> sump pump ___ irrigation system ___ <u>cable tv wiring or satellite dish</u> <input checked="" type="checkbox"/> security system <input checked="" type="checkbox"/> or other systems ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REGARDING THE PROPERTY HEREIN IDENTIFIED, INCLUDING THE LOT, OTHER IMPROVEMENTS, AND FIXTURES LOCATED THEREON, DO YOU HAVE KNOWLEDGE OF ANY:

	Yes*	No	No Representation
13. Room additions or other structural changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Environmental hazards (substances, materials or products) including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mold or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Nuisances (noise, odor, smoke, etc.) affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Previous damage caused by fire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Violations or variances of building codes or zoning ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Restrictions to property use? (covenants or deed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax or other liens, proposed assessments or notice from any governmental agency that could affect title to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Owners' association fees or "common area" expenses or assessments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Flood hazards or that the property is in a federally-designated flood plain?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Rental, rental management, vacation rental or other lease contracts in place on the property at the time of closing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Any outstanding charges owed by the tenant for gas, electric, water, sewerage, or garbage services provided to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***IF YOU ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, PLEASE USE THE FOLLOWING SPACE FOR YOUR EXPLANATION AND ATTACH ANY RELEVANT PROFESSIONAL REPORTS.**

8. There was a tree rot in sewer line May 2012. Repaired with no issues at all.
 18. Standard covenants
 19. Utility easement - 15 feet from edge of street AND cable easement 5-10 feet from between fences on right side of property.
 21. Owner association fees used to be \$75/year but haven't been collected in a few years.

Initials: ret Seller 3/6/13 Date _____ Buyer _____ Date _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: 4968 Vineyard Ln, Greenville, SC 29615

Lead Warning Statement

Every buyer 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)

- FW (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- FW (b) Records and reports available to the seller (check one below):
- Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Buyer's Acknowledgment (initial)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- _____ (e) Buyer has (check one below):
- Received a 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; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

SV (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

[Signature] _____ 3/6/13 _____
 Seller Date Seller Date

[Signature] _____ 3/6/13 _____
 Agent Date Agent Date

 Buyer Date Buyer Date