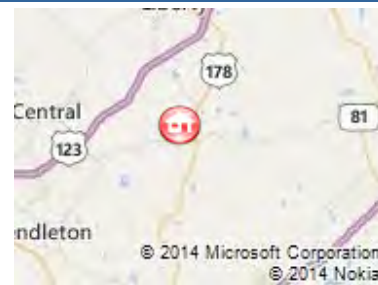


**ALL FIELDS DETAIL**



<b>MLS #</b>	20157446	<b>Bedrooms</b>	Three
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	Two
<b>Type</b>	Single Family	<b>Half Baths</b>	None
<b>Area</b>	103-Anderson County	<b>Garage Capacity</b>	Two
	,SC	<b>Garage Type</b>	Attached Garage
<b>Asking Price</b>	\$225,000	<b>Lake Front</b>	No
<b>Address</b>	103 Montclair Circle	<b>SF Range</b>	2000-2249
<b>Address 2</b>		<b># of Stories</b>	One and a Half
<b>City</b>	Liberty	<b>Age Range</b>	6-10 Years
<b>State</b>	SC	<b>Lake</b>	None
<b>Sale/Rent</b>	For Sale		
<b>Zip</b>	29657		
<b>Status</b>	ACTIVE		
<b>IDX Include</b>	Yes		



**GENERAL**

<b>Interior Lot Features</b>		<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>County</b>	Anderson
<b>Inside City Limits</b>	No	<b>Acreage Range</b>	.50 to .99
<b>Listing Agent 1</b>	<a href="#">Sunil Varghese</a>	<b>Listing Company 1</b>	<a href="#">Wham AARE, LLC - Office: (864) 801-9468</a>
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Variable Rate Comm Y/N</b>	No	<b>Buyer Agent Comm</b>	3%
<b>Sub Agent Comm</b>	0%	<b>TMS#</b>	1130102014
<b>Approximate Year Built</b>	2005	<b>Builder Name</b>	Pendleton Builders
<b>Appt Phone</b>	(864) 467-0000	<b>Type Listing</b>	Exclusive Right
<b>Elementary School</b>	MOUNT LEBANON	<b>Middle School</b>	RIVERSIDE MIDDL
<b>High School</b>	PENDLETON HIGH	<b>Lot #</b>	52
<b>List Team</b>		<b>Number of Acres</b>	0.570
<b>Water Frontage (Ft)</b>		<b>Inside Subdivision</b>	Yes
<b>Subdivision</b>	MOORHAVEN	<b>Developer1stRight Refusal</b>	No
<b>Horses Allowed</b>		<b>Auction</b>	
<b>Approx Total SF</b>	2210	<b>Basement Finished SqFt</b>	
<b>Basement Unfinished SqFt</b>		<b>Owner Of Record</b>	
<b># Bedrooms on Main Level</b>	3	<b># FullBaths on Main Level</b>	2
<b>Living Room Y/N</b>	Yes	<b>Living Room Size</b>	16x16
<b>Dining Room Y/N</b>	Yes	<b>Dining Room Size</b>	13x11
<b>Bonus Room Y/N</b>	Yes	<b>Bonus Room Size</b>	21x13
<b>Master Bedroom Y/N</b>	Yes	<b>Master Bedroom Size</b>	15x13
<b>Bedroom 2 Y/N</b>	Yes	<b>Bedroom 2 Size</b>	14x14
<b>Bedroom 3 Y/N</b>	Yes	<b>Bedroom 3 Size</b>	11x10
<b>Bedroom 4 Y/N</b>		<b>Bedroom 4 Size</b>	
<b>Bedroom 5 Y/N</b>		<b>Bedroom 5 Size</b>	
<b>Other Room 1 Y/N</b>	Yes	<b>Other Room 1 Size</b>	16x12 (Screen Porch)
<b>Other Room 2 Y/N</b>	Yes	<b>Other Room 2 Size</b>	8x8 (Deck)
<b>Off Market Date</b>		<b>Associated Document Count</b>	4
<b>Agent Hit Count</b>	39	<b>Client Hit Count</b>	12
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	9/18/2014	<b>Status Date</b>	8/25/2014
<b>HotSheet Date</b>	8/30/2014	<b>Price Date</b>	8/25/2014
<b>Input Date</b>	8/25/2014 4:53 PM		
<b># of Bedrooms in Basement</b>		<b># of Baths in Basement</b>	
<b>Approx Sold Unf Bsmt SqFt</b>		<b>Appraiser Name</b>	
<b>Picture</b>	35		

**FEATURES**

<b>STYLE</b>	Ranch	<b>INTERIOR FEATURES</b>	Ceiling Fan	<b>MASTER SUITE FEATURES</b>	Master on Main Level	<b>ON REALTOR.COM</b>	Yes
<b>EXTERIOR FINISH</b>	Stone		Electric Garage Door		Double Sink	<b>DOCUMENTS ON FILE</b>	House Plans
	Vinyl Siding		Gas Logs		Full Bath		Seller Disclosure
<b>FOUNDATION</b>			Cathdrl/Raised Ceilings		Shower - Separate	<b>SHOWING INSTRUCTIONS</b>	Electronic Lockbox
	Crawl Space		Tray Ceilings		Tub - Separate		Appointment Only
<b>BASEMENT</b>	No		Connection-Dryer-Electric		Walk-In Closet		Appointment Center
			Connection - Washer	<b>STORAGE SPACE</b>	Garage		
			Walk-In Closet				

**FEATURES**

<b>ROOF</b> Architectural Shingles	Ceilings-Smooth Countertops-Laminate	Other - See Remarks	<b>SHORT SALE</b> No
<b>FLOORS</b> Carpet Ceramic Tile Hardwood	Walk-In Shower Central Vacuum Connection - Dishwasher Fireplace-Gas Connection	<b>LOT DESCRIPTION</b> Level Underground Utilities	<b>BANK OWNED</b> No
<b>HEATING SYSTEM TYPE</b> Multizoned Electricity	<b>APPLIANCES</b> Dishwasher Disposal	<b>SEWER</b> Septic Tank	<b>USDA</b> Yes
<b>COOLING SYSTEM TYPE</b> Central Forced Multizoned	<b>SPECIALTY ROOMS</b> Bonus Room Formal Dining Room Laundry Room	<b>WATER</b> Public Water	<b>ADD DOCS REQUIRED W/OFFER</b> Yes
<b>EXTERIOR FEATURES</b> Deck Insulated Windows Driveway - Concrete Porch-Front Porch-Screened Underground Irrigation Tilt-Out Windows Vinyl Windows		<b>HOA FEE INCLUDES</b> Pool Street Lights	<b>UTILITIES ON SITE</b> Cable Electric Natural Gas Public Water Septic
		<b>COMMUNITY AMENITIES</b> Club House Pool Walking Trail Playground	

**FINANCIAL**

<b>Original Price</b>	\$225,000	<b>County Taxes</b>	1206.20
<b>City Taxes</b>		<b>Tax Year</b>	2013
<b>Tax Rate</b>	4%	<b>Transfer Fee Y/N</b>	No
<b>Transfer Fee Amount</b>		<b>HOA Y/N</b>	Yes
<b>HOA Mandatory</b>	Yes	<b>Annual HOA Fee</b>	350
<b>Electric Co.</b>		<b>Gas Co.</b>	
<b>Phone Co.</b>		<b>Water Co.</b>	
<b>Cable Co.</b>		<b>High Speed Internet Avail</b>	
<b>Owner Financing Possible</b>	No	<b>Roll Back Taxes Incl?</b>	No
<b>Directions</b>	Head South on Liberty Highway/178 and after crossing over 88 make the first left onto Moorhaven Dr, then the first right onto Montclair Circle and home will be on the left.		

**SOLD STATUS**

<b>How Sold</b>		<b>Contract Date</b>	
<b>Closing Date</b>		<b>Sold Price</b>	
<b>Selling Agent 1</b>		<b>Selling Office 1</b>	
<b>Selling Agent 2</b>		<b>Selling Office 2</b>	
<b>Seller Paid Points</b>		<b>Seller Paid Closing Costs</b>	
<b>Sold Approximate SqFt</b>		<b>Sold Approx Fin Bsmt SqFt</b>	
<b>New Loan Mortgagee</b>		<b>New Interest Rate%</b>	
<b>Sold Variable Y/N</b>		<b>Amount Down</b>	
<b>Additional Financing Info</b>			

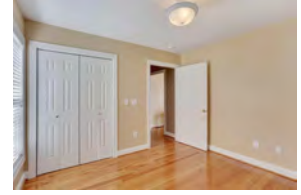
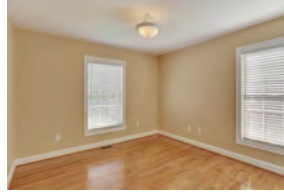
**PUBLIC REMARKS**

Absolutely beautiful, move-in ready home that offers single-level living plus a large bonus room upstairs. Boasting over 2200 square feet with hardwood floors throughout the main level, 3 bedrooms plus a large bonus room upstairs (with a separate HVAC unit) that could easily be converted to a 4th bedroom if needed, a large living room with cathedral ceilings and a gas logs fireplace, a formal dining room with tray ceiling and heavy moldings, and a relaxing screened in porch. The master bedroom also features a tray ceiling and his and her walk-in closets and a 5 piece bath. The kitchen has stainless front appliances & raised panel & glass front cabinets. So many other extras - crown molding throughout most of the home, irrigation system, architectural shingled roof, and much more! If you need extra storage or a workshop then look no further - in addition to the attached side-entry 2 car garage the owners have added a detached 22x22 unfinished workshop with a 1 bay garage door. See this today before it's gone!

**PRIVATE REMARKS**

Square footage is per appraiser sketch - see associated docs for sketch. Acreage estimate is per tax records. USDA eligibility is per USDA eligibility website. Contact the appt center at (864) 467-0000 for showings. The home is occupied so must have a confirmed showing - Supra lockbox on front door.

**ADDITIONAL PICTURES**





Community Entrance



Community Amenities

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**DISCLAIMER**

This information is deemed reliable, but not guaranteed. Neither the Western Upstate Association of REALTORS/Western Upstate Multiple Listing Service, nor the listing broker, nor their agents or subagents are responsible for the accuracy of the information. The buyer is responsible for verifying all information. This information is provided by the Western Association of REALTORS/Western Upstate Multiple Listing Service for use by its members and is not intended for use for any other purpose.

### Building Sketch

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender			

**Room Dimensions**

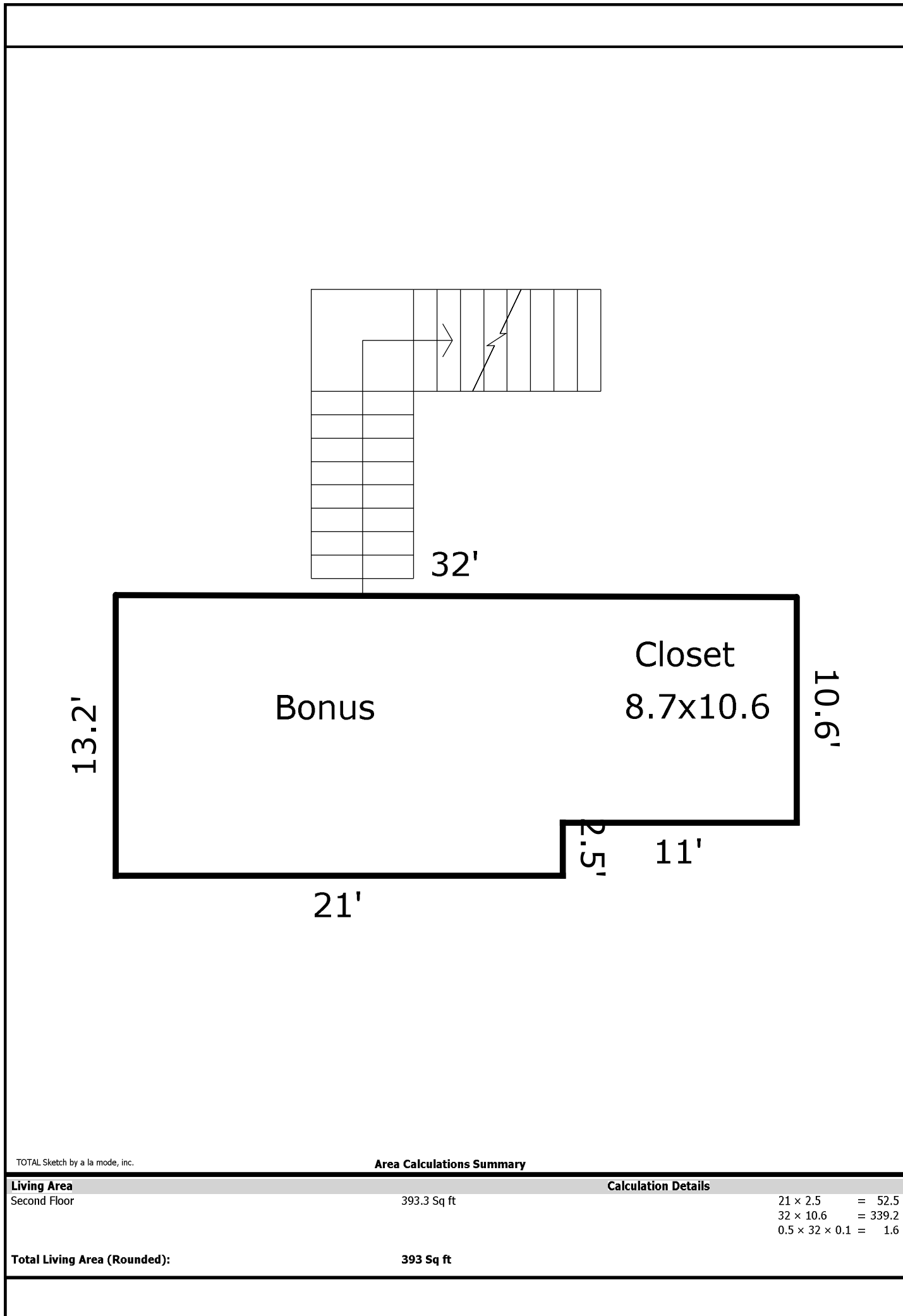
- Foyer: 6.4 x 13.8
- Living Room: 16.1 x 16.2
- Dining: 10.6 x 13
- Kitchen: 15x17.5
- Back Hall: 3.8x7
- Back Hall Closet: 3x3.5
- Master Bedroom: 13x15
- Master Bath: 10x11.3
- Master Closets: 5.4x5.4  
7.5x4.5
- Front Bedroom: 14.5 x 13.5
- Closet: 10x3
- Hall Bath: 10.1 x 4.9
- Laundry: 6x6
- Rear Bedroom: 10.7 x 10.6
- Closet: 4.8x2.5

TOTAL Sketch by a la mode, inc.

Area Calculations Summary		Calculation Details	
<b>Living Area</b>			
First Floor	1817.45 Sq ft	11.3 x 1.4	= 15.82
		15.1 x 6.5	= 98.15
		33.5 x 10	= 335
		21.5 x 35.8	= 769.7
		3.7 x 13.5	= 49.95
		9.1 x 2.4	= 21.84
		23.9 x 22	= 525.8
		0.5 x 23.9 x 0.1	= 1.2
<b>Total Living Area (Rounded):</b>		<b>1817 Sq ft</b>	
<b>Non-living Area</b>			
Closed Porch	90.4 Sq ft	11.3 x 8	= 90.4
2 Car Attached	471.84 Sq ft	20.2 x 21.6	= 436.32
		2.4 x 14.8	= 35.52
Composite Deck	65.6 Sq ft	8.2 x 8	= 65.6
1 Car Detached	490.6 Sq ft	22.3 x 22	= 490.6
Closed Porch	86.48 Sq ft	18.4 x 4.7	= 86.48
Screened Porch	191.4 Sq ft	16.5 x 11.6	= 191.4

### Building Sketch

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender			

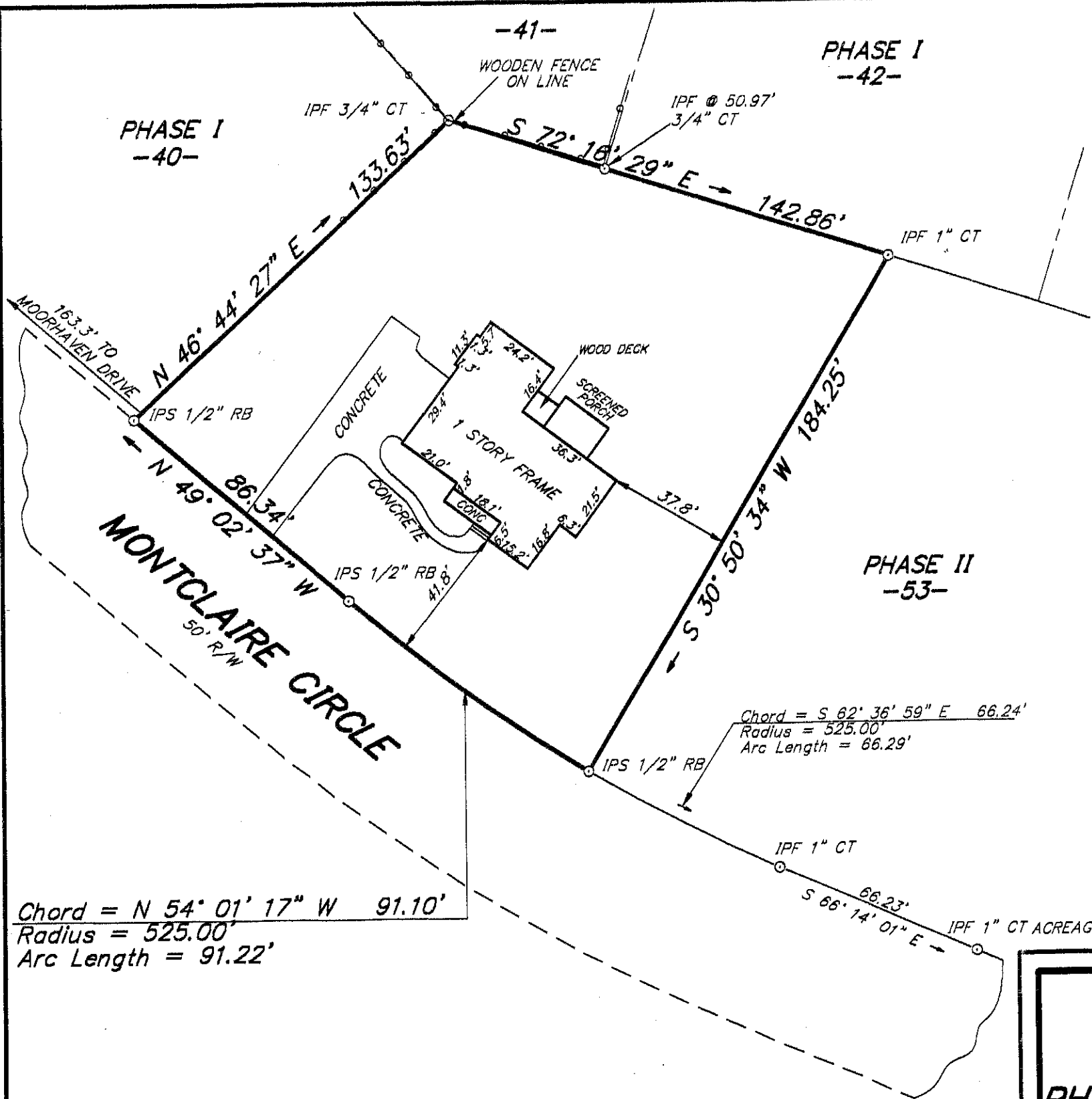


TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

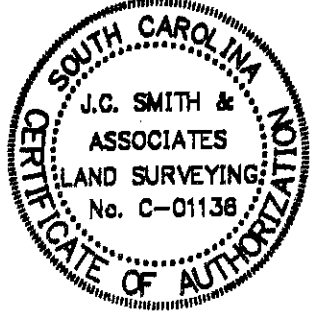
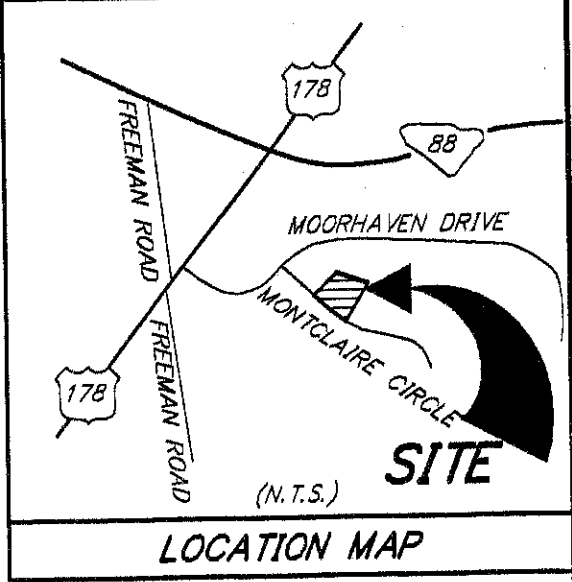
Living Area		Calculation Details
Second Floor	393.3 Sq ft	$21 \times 2.5 = 52.5$ $32 \times 10.6 = 339.2$ $0.5 \times 32 \times 0.1 = 1.6$
<b>Total Living Area (Rounded):</b>	<b>393 Sq ft</b>	

For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth



Chord = N 54° 01' 17" W 91.10'  
 Radius = 525.00'  
 Arc Length = 91.22'

THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT INSIDE OF ALL EXTERIOR LOT LINES, EXCEPT WHERE OTHERWISE NOTED.

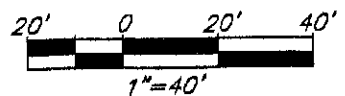


**MOORHAVEN  
 PHASE II  
 LOT NO 52**

TOTAL AREA  
 24999 SQ.FT. 0.574 ACRES  
 103 MONTCLAIRE CIRCLE  
 LIBERTY, SC 29657  
 TMS # 113-01-02-014

REFERENCE IS HEREBY MADE TO DEED BOOK 6143 AT PAGE 214 AND PLAT BOOK 1110 AT PAGES 4 AND 5 IN THE RMC OFFICE FOR ANDERSON COUNTY.  
 ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

**CLOSING SURVEY FOR  
 PHILLIP H. COLEMAN  
 and  
 MARTHA A. COLEMAN**



**SINCE 1909  
 SMITH**  
**SMITH SURVEYORS, INC.**  
 6907-C Calhoun Mem. Hwy.  
 Easley, SC 29640  
 Phone: 864-859-5729  
 Fax: 864-855-8022  
 smithsurveyors@home.com

DATE JANUARY 31, 2005  
 JOB# 01310540

**COUNTY ANDERSON  
 SOUTH CAROLINA**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Thomas E. Belcher*  
 THOMAS E. BELCHER PLS# 16126  
 ROBERT DALE KIRK PLS# 16133



**STATE OF SOUTH CAROLINA  
RESIDENTIAL PROPERTY CONDITION  
DISCLOSURE STATEMENT**



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code Section § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check "yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered "no" for any question, the owner is stating that owner has no actual knowledge of any problem.

If a question is answered "no representation" for any question, owner is stating that owner is making no representation regarding the conditions or characteristics of the property, but owner still may have a duty to disclose information that is known or should have been known.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

If owner is assisted in the sale of property by a real estate licensee, owner remains solely responsible for completing and delivering this disclosure statement to the purchaser. The real estate licensee must disclose material facts about the property if the real estate licensee knows or reasonably should have known about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchasers are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Property Address (including unit # or identifier) 103 Montclair Circle, Liberty, SC 29657

Owner: DC Mac Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 1 of 5.

REV: 7/2013



Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.  
 As owner, do you have any actual knowledge of any problem(s)\* concerning?

\*Problem includes present defects, malfunctions, damages, conditions, or characteristics.

**I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM**

	Yes	No	No Representation
1. Water supply .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water quality .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water pressure .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply  County  City  Private  Corporate  Community  Well  Other District

B. Describe water disposal  Septic  Sewer  Private  Corporate  Government  Other \_\_\_\_\_

C. Describe water pipes  PEX  Copper  PVC/CPVC  Polybutylene  Steel  Other/Unknown \_\_\_\_\_

**II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS**

	Yes	No	No Representation
5. Roof system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Gutter system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Approximate year that current roof covering was installed or modified: 2005 Approximate year structure was built: 2004-2005

B. During your ownership, describe any known roof system leaks and repairs: leak in roof above bath (master) that damaged drywall; has been repaired.

**III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS**

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Heating system(s) (HVAC components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Cooling system(s) (HVAC components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*repaired  
9-13-14  
mac  
9-18-14  
9:49a*

Owner: PHC (mac) Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 2 of 5.

- A. Describe Cooling System  Central  Ductless  Heat Pump  Window  Other \_\_\_\_\_
- B. Describe Heating System  Central  Ductless  Heat Pump  Furnace  Other \_\_\_\_\_
- C. Describe HVAC Power  Oil  Gas  Electric  Solar  Other \_\_\_\_\_
- D. Describe HVAC system approximate age and any other HVAC system(s): 9 1/2 yrs.

**IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS, THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED**

- A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus:  
N/A
- B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):  
Current on annual termite treatment; Mac's Exterminating.
- C. Describe any known present pest infestations:  
wasps at front gable (bedroom side); possible yellow jacket nest under back porch; will exterminate asap

**V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY**

Apply this question below and the three answer choices to the numbered issues (15-23) on this disclosure.  
As owner, do you have any actual knowledge or notice concerning the following:

	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, insurance issues, or governmental actions that could affect title to the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Room additions or structural changes to the property during your ownership .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Problems caused by fire, smoke, or water to the property during your ownership .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Drainage, soil stability, atmosphere, or underground problems affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Erosion or erosion control affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Flood hazards, wetlands, or flood hazard designations affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood insurance covering the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- A. Describe any green energy, recycling, sustainability or disability features for the property: \_\_\_\_\_
- B. Describe any Department of Motor Vehicles titled manufactured housing on the property: \_\_\_\_\_

Owner: MAC (MAC) Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 3 of 5.

**VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION**

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: N/A

**VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING**

A. Describe the lease terms and any leasing problems, if any: N/A

B. State the name and contact information for any property management company involved (if any): N/A

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: N/A

**VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY**

A. Describe any utility company financed or leased property on the real property: N/A

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: N/A

**IX. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED**

The irrigation system controller located in garage is not operable. Have arranged for this to be repaired or replaced. (Completed 9-13-14) mac 9-18-14 9:49a

Some cracks in cement drive; no chipping.

Owner: ABC (mac) Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 4 of 5.

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the on site or off site conditions of the property and improvements. Purchasers should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online ([www.scstatehouse.gov](http://www.scstatehouse.gov) or other websites).

**Current status of property or factors which may affect the closing:**

Owner occupied       Short sale       Bankruptcy       Vacant (How long vacant?) \_\_\_\_\_  
 Leased       Foreclosure       Estate       Other: \_\_\_\_\_

A Residential Property Condition Disclosure Statement Addendum  is  is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

**Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.**

Owner Signature: *Phillip H. Coleman*      Date: 9-18-14      Time: ~~8:00~~ 1:30 pm

Owner Printed Name: Phillip H. Coleman

Owner Signature: *Martha A. Coleman*      Date: 8-29-14      Time: 3:00 pm

Owner Printed Name: Martha A. Coleman

**Purchaser acknowledges prior to signing this disclosure:**

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of on site and off site conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchasers have sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_



**STATE OF SOUTH CAROLINA  
RESIDENTIAL PROPERTY CONDITION  
DISCLOSURE STATEMENT ADDENDUM**



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (CCRBR). These organizations are referred to herein as an owners association.

Purchasers should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchasers are solely responsible to determine what items are covered by the owners association charges.

Property Address: 103 Montclair Circle, Liberty, SC 29657

Describe owners association charges: \$ 350.00 Per year (month/year/other)

What is the contact information for the owners association? \_\_\_\_\_

**As owner do you have any actual knowledge of answers to the following questions?  
Please check the appropriate box to answer the questions below.**

	Yes	No	No Representation
1. Are there owners association charges or common area expenses? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any owners association or CCRBR resale or rental restrictions?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has the owners association levied any special assessments or similar charges? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Do the CCRBR or condominium master deed create guest or visitor restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do the CCRBR or condominium master deed create animal restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the property include assigned parking spaces, lockers, garages or carports?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are keys, key fobs or access codes required to access common or recreational areas? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will any membership other than owner association transfer with the properties? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are there any known common area problems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there a transfer fee levied to transfer the property?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(\* Question does not include recording costs related to value or deed stamps.)

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed: Key to pool/

picnic area

Owner signature: Shellys H. Coleman Date: 8-28-2014 Time: 7:30am

Owner signature: Marsha A. Coleman Date: 8-29-2014 Time: 3:00pm

Purchaser signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_