

TENNESSEE COMMERCIAL LEASE DISCLOSURE STATEMENT

Section 66-7-108 of the Tennessee Code states, in part, that the owner of commercial or industrial real property where the space is 1,500 square feet or less, and the industrial real property is 5000 square feet or less, shall furnish to a prospective tenant, upon request, a signed disclosure statement detailing the extent to which such real property is understood by the owner to be in compliance with local and state fire, plumbing, and electrical codes for a building of the type. This is not a warranty, or a substitute for a professional inspection or warranty that the Lessee may wish to obtain.

INSTRUCTIONS TO THE OWNER

Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. If an answer is unknown or not available, clearly label it as such. The Owner hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated lease of the subject property.

PROPERTY ADDRESS _____ CITY _____
 OWNER'S NAME(S) _____ BUILDING AGE _____
 DATE OWNER ACQUIRED THE PROPERTY _____
 IF PROPERTY NOT CURRENTLY LEASED, HOW LONG SINCE LAST TENANT
 VACATED? _____

Pursuant to said T.C.A. Section 66-7-108 the Tenant, _____,
 hereby requests that _____, Owner of the commercial
 property located at _____, provide the following
 information and disclosures:

**A. ARE YOU, OWNER, AWARE OF ANY STATE OR LOCAL CODE VIOLATIONS/
 DEFECTS IN ANY OF THE FOLLOWING?**

	YES	NO	UNKOWN
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical/Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Safety Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If any of the above is/are marked YES, please explain: _____

TO THE BEST OF YOUR KNOWLEDGE, are any of the above NOT in operating or normal working condition? Yes No

If yes, then describe (Attach additional sheets if necessary): _____

TO THE BEST OF YOUR KNOWLEDGE, is the subject property in violation of any other local or state codes or ordinances? Yes No

If yes, then describe (Attach additional sheets if necessary): _____

Compliments of Bernhardt Law Firm