

**NON-EXCLUSIVE SELLER LISTING AGREEMENT
(ALSO REFERRED TO AS OPEN SELLER LISTING AGREEMENT)**

Georgia
Association
of REALTORS

2009 Printing

State law prohibits Broker from representing Seller as a client without first entering into a written agreement with Seller under O.C.G.A. § 10-6A-1 et. seq.

For and in consideration of the mutual promises contained herein and other good and valuable consideration, _____ as seller (hereinafter referred to as "Seller" or "Client"), and _____ **Atlanta Buckhead Realty** as broker and its affiliated licensees (hereinafter collectively referred to as "Broker") do hereby enter into this Agreement, this date of _____

1. Non-Exclusive Listing Agreement. Seller hereby grants to Broker the non-exclusive right and privilege as the agent of Seller to show and offer for sale the property located at _____ Georgia _____ TAXID/PIN # _____ and more particularly described in the Legal Description Paragraph below (all of which is hereinafter collectively referred to as "Property") as the real estate broker for Seller. The term of this Agreement shall begin on the date of _____ and shall continue through the date of _____ (hereinafter referred to as "Listing Period"), unless otherwise terminated in accordance with this Agreement.

2. Legal Description. [Select a section below. The section not marked shall not be a part of this Agreement.]

- A. The legal description of the Property is attached as an exhibit hereto.
- B. The full legal description of the Property is the same as is recorded in the land records of the county in which the Property is located and is incorporated herein by reference. The legal description of the Property is more specifically described below and can be found in said land records in the following deed book or plat book, if filled in below:
 Land Lot(s) _____ of the _____ District, _____ Section/GMD,
 Lot _____, Block _____, Unit _____, Phase/Section _____ of
 _____ Subdivision/Development,
 _____ County, Georgia as recorded in:

1. Plat Book _____, Page _____, et. seq.;

OR

2. Deed Book _____, Page _____, et. seq.

C. Legal Description if Property is a condominium unit.

- 1. Unit _____, together with all fixtures thereon, of _____ Condominium ("Condominium"), located in Land Lot _____ of the _____ District of _____ County, Georgia, together with its percentage of undivided interest in the common elements of the Condominium, and its interest in the limited common elements assigned to the unit ("Unit"). The Condominium was created pursuant to the Declaration of Condominium for any Condominium ("Declaration"), recorded in Deed Book _____, Page _____, et seq., _____ County, Georgia records ("Declaration"), and shown and delineated on the plat of survey filed in Condominium Plat Book _____, Page _____, _____ County, Georgia records, and on the floor plans filed in Condominium Floor Plan Book _____, Page _____, _____ County, Georgia records.

OR

2. Deed Book _____, Page _____, et. seq.

3. Independent Contractor Relationship. This Agreement shall create an independent contractor relationship between Broker and Seller. Broker shall at no time be considered an employee of Seller. If there is an affiliated licensee of Broker directly assisting Broker in marketing and selling the Property, said licensee shall be an: [Select all which apply. Any section not selected shall not be a part of this Agreement]

- Independent contractor of Broker
- Employee of Broker

4. Broker's Duties to Seller. Broker's sole duties to Seller shall be to:

- A. Use Broker's best efforts to procure a buyer ready, willing, and able to purchase Property at a sales price of at least \$ _____ (which amount includes the commission) or any other price acceptable to Seller;
- B. Comply with all applicable laws in performing its duties hereunder including the Brokerage Relationships in Real Estate Transaction Act, O.C.G.A. § 10-6A-1 et. seq.; and
- C. [Select one. The box not checked shall not be a part of this Agreement.]
 - 1. Assist to the extent requested by Seller in negotiating the terms of and filling out a pre-printed real estate purchase and sale agreement; or
 - 2. Not assist in negotiating the terms of or filling out a pre-printed real estate purchase and sale agreement and/or counteroffer.

9. **Limits on Broker's Authority and Responsibility.** Seller acknowledges and agrees that Broker:
- A. may show other properties to prospective buyers who are interested in Property;
 - B. shall not be responsible to advise Seller on any matter including but not limited to the following: any matter which could have been revealed through a survey, title search or inspection of Property; the condition of Property, any portion thereof, or any item therein; building products and construction techniques; the necessity or cost of any repairs to Property; mold; hazardous or toxic materials or substances; termites and other wood destroying organisms; the tax or legal consequences of this transaction; the availability and cost of utilities or community amenities; the appraised or future value of Property; any condition(s) existing off Property which may affect Property; the terms, conditions and availability of financing; and the uses and zoning of Property whether permitted or proposed. Seller acknowledge that Brokers are not experts with respect to the above matters and that, if any of these matters or any other matters are of concern to them, they should seek independent expert advice relative thereto. Seller acknowledge that Brokers shall not be responsible to monitor or supervise any portion of any construction or repairs to Property and that such tasks clearly fall outside the scope of real estate brokerage services;
 - C. shall owe no duties to Seller nor have any authority to act on behalf of Seller other than what is set forth in this Agreement;
 - D. may make all disclosures required by law;
 - E. may disclose all information about Property to others; and
 - F. shall, under no circumstances, have any liability greater than the amount of the real estate commission paid hereunder to Broker (excluding any commission amount paid to a cooperating real estate broker, if any) or, if no real estate commission is paid to Broker, than a sum not to exceed one hundred dollars.
 - G. shall be held harmless from any and all claims, causes of action, or damages arising out of or relating to:
 1. inaccurate and/or incomplete information provided by Broker to a prospective buyer;
 2. earnest money handled by anyone other than Broker; or
 3. any injury to persons on Property and/or loss of or damage to Property or anything contained therein.
10. **Extension.** If during the term of this Agreement, Seller and a prospective buyer introduced to Property by Broker enter into a real estate sales contract which is not consummated for any reason whatsoever, then the original expiration date of this Agreement shall be extended for the number of days that Property was under contract.
11. **Seller's Property Disclosure Statement.** Within 30 days of the date of this Agreement, Seller agrees to provide Broker with a current, fully executed Seller's Property Disclosure Statement. Broker is hereby authorized to distribute the same to prospective buyers interested in Property.
12. **Disclosures.**
- A. Broker agrees to keep confidential all information which Seller asks to be kept confidential by express request or instruction unless Seller permits such disclosure by subsequent word or conduct or such disclosure is required by law. Seller acknowledges, however, that Buyer and Buyer's broker may possibly not treat any offer made by Seller (including its existence, terms and conditions) as confidential unless those parties have entered into a Confidentiality Agreement with Seller.
 - B. Broker may not knowingly give customers false information.
 - C. In the event of a conflict between Broker's duty not to give customers false information and the duty to keep the confidences of Seller, the duty not to give customers false information shall prevail.
 - D. Unless specified below, Broker has no other known agency relationships with other parties that would conflict with any interests of Seller (excluding that Broker may be representing other buyers, sellers, landlords and tenants in buying, selling or leasing property).
 - E. In the event Seller has unilaterally terminated a Listing Agreement on the Property with a different broker, Seller acknowledges that in addition to Seller's commission obligations to Broker set forth herein, Seller may also owe a real estate commission to the previous broker in certain circumstances.
13. **Disclosure of Potentially Fraudulent Activities.**
- A. To help prevent fraud in real estate transactions, Seller does hereby give Broker permission to report any suspicious, unusual and/or potentially illegal or fraudulent activity (including but not limited to mortgage fraud) to:
 1. Governmental officials, agencies and/or authorities and/or
 2. Any mortgage lender, mortgage insurer, mortgage investor and/or title insurance company which could potentially be harmed if the activity was in fact fraudulent or illegal.
 - B. Seller acknowledges that Broker does not have special expertise with respect to detecting fraud in real estate transactions. Therefore, Seller acknowledges that:
 1. Activities which are fraudulent or illegal may be undetected by Broker and
 2. Activities which are lawful and/or routine may be reported by Broker as being suspicious, unusual or potentially illegal or fraudulent.
14. **Broker's Policy on Agency.** Unless Broker indicates below that Broker is not offering a specific agency relationship, the types of agency relationships offered by Broker are: seller agency, buyer agency, designated agency, dual agency, sub-agency, landlord agency, and tenant agency. The agency relationship(s), if any, not offered by Broker is/are the following: _____
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15. **Dual Agency Disclosure.** [Applicable only if Broker's agency policy is to practice dual agency] If Seller and a prospective buyer are both being represented by the same Broker, Seller is aware that Broker is acting as a dual agent in this transaction and consents to the same. Seller has been advised that:
- A. In serving as a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;

- B. Broker will disclose all adverse, material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from either client which is not otherwise required to be disclosed by law;
- C. Seller does not have to consent to dual agency and, the consent of Seller to dual agency has been given voluntarily and Seller has read and understands the brokerage engagement agreement.
- D. Notwithstanding any provision to the contrary contained herein, Seller hereby directs Broker, while acting as a dual agent, to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.
- E. Broker or Broker's affiliated licensees will timely disclose to each client the nature of any material relationship with other clients other than that incidental to the transaction. A material relationship shall mean any actually known personal, familial, or business relationship between Broker and a client which would impair the ability of Broker to exercise fair and independent judgment relative to another client. The other party whom Broker may represent in the event of dual agency may or may not be identified at the time Seller enters into this Agreement. If any party is identified after the Agreement and has a material relationship with Broker, then Broker shall timely provide to Seller a disclosure of the nature of such relationship.
16. **Designated Agency Disclosure.** [Applicable only if Broker's agency policy is to practice designated agency] Seller does hereby consent to Broker acting in a designated agency capacity in transactions in which Broker is representing Seller and a prospective buyer. With designated agency, Broker assigns one or more of its affiliated licensees exclusively to represent Seller and one or more of its other affiliated licensees exclusively to represent the prospective buyer.
17. **Limits on Seller's Responsibility.** It is understood that this Agreement in no way prohibits Seller from selling Property directly to a buyer obtained by Seller or anyone other than Broker. Seller retains the right to sell to any party not first contacted by Broker. Seller also retains the right to list Property for sale with any other broker or brokers.
18. **Seller Default.** In the event Seller defaults under this Agreement, Seller shall, in addition to its other obligations set forth elsewhere herein, reimburse Broker for the out-of-pocket costs and expenses incurred by Broker and Broker's affiliated Licensees in seeking to market and sell the Property. Such costs and expenses shall include without limitation printing and copying charges, mileage at the highest rate allowed by the IRS as a business deduction and expenses to advertise the Property in various media. Seller shall also pay all costs, fees and charges for removing the listing from any multiple listing service. The payment of these costs, fees, charges and expenses by Seller shall not waive or limit Broker's right to assert any other claim, cause of action or suit (hereinafter collectively "Claims") against Seller for a real estate commission(s) and/or other damages and shall not release Seller from such Claims. Notwithstanding the above, the amount of such fees, charges, costs and expenses paid by Seller to Broker hereunder shall be an offset against any Claim of Broker for a real estate commission(s).
19. **No Imputed Knowledge.** Seller acknowledges and agrees that with regard to any property in which Seller intends to sell, there shall be no knowledge imputed between Broker and Broker's licensees or between the different licensees of Broker. Broker and each of Broker's licensees shall be deemed to have only actual knowledge of such properties.
20. **Governing Law.** This Agreement may be signed in multiple counterparts and shall be governed by and interpreted pursuant to the laws of the State of Georgia.
21. **Entire Agreement.** This Agreement constitutes the sole and entire agreement between the parties. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement and the terms and conditions herein may not be amended, modified or waived except by the written agreement of Seller. The failure of the parties to adhere strictly to the terms and conditions of this Agreement shall not constitute a waiver of the right of the parties later to insist on such strict adherence.
22. **GAR Forms.** The Georgia Association of REALTORS®, Inc. ("GAR") makes certain standard real estate forms available to its members. These GAR forms are frequently provided to the parties in real estate transactions by the REALTORS® with whom they are working. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form he or she should consult an attorney. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.
23. **Notices.**
- A. **Communications Regarding Real Estate Transactions.** Client acknowledges that many communications and notices in real estate transactions are of a time sensitive nature and that the failure to be available to receive such notices and communications can have adverse legal, business and financial consequences. During the term of this Agreement, Client agrees to remain reasonably available to receive communications from Broker.
- B. **Notices between Broker and Client Regarding this Agreement.** Client and Broker agree that communications and notices between them regarding the terms of this Agreement shall be in writing, signed by the party giving the notice, and may be delivered in person or to any address, e-mail address and/or facsimile number to the person to whom the communication or notice is being given specifically set forth in this Agreement. It is the intent of the parties that those means of transmitting notices for which a party has not provided an address or number shall not be used for receiving notices and communications. For example, if a party has not provided an e-mail address in this Agreement, it shall mean that the party is not accepting notices or communications sent by this means.

C. Client Contact Information.

The contact information of Client(s) is set forth below:

Client Name

Address for Receiving Notice

Client Name

Address for Receiving Notice

Business Telephone: _____

Home Telephone: _____

Cell Phone: _____

Facsimile Number: _____

E-mail Address: _____

Business Telephone: _____

Home Telephone: _____

Cell Phone: _____

Facsimile Number: _____

E-mail Address: _____

Client agrees to immediately update Broker of any changes to the above referenced information.

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

Please note:

- Seller can sell directly to Buyers he may secure on his own--no additional fee.
- Seller can accept offers from another Licensed Buyer-Agent's client--a 3.0% fee is applicable & paid direct to Buyer Broker..
- Seller can accept offer from Listing Agent as well--a 3.0% fee is applicable, minus the rebate of the original Listing Fee (\$495+/-)

If the Listing Broker is called upon to assist Seller with any Buyer negotiations, communication, liaison, or strategies, with either the Seller's direct Buyer, or to assist with a Buyer Broker transaction, a simple 0.05 (1/2 of 1%) fee will be paid to the Listing Broker on closing.

BY SIGNING THIS AGREEMENT, SELLER ACKNOWLEDGES THAT: (1) SELLER HAS READ ALL PROVISIONS AND DISCLOSURES MADE HEREIN; AND (2) SELLER UNDERSTANDS ALL SUCH PROVISIONS AND DISCLOSURES AND HAS ENTERED INTO THIS AGREEMENT VOLUNTARILY.

RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY SELLER.

The above Agreement is hereby accepted, _____ o'clock _____m., on the date of _____.

Atlanta Buckhead Realty
Broker

Address: 3280 Worthside Pkwy NW Suite 211

Atlanta GA 30327

FKRE01 H-55603
MLS Office Code Brokerage Firm License Number

Broker's Phone# 678-303-2776 & FAX# _____

By: _____
Broker or Broker's Affiliated Licensee

Frank Kirschner, MBA Owner/Broker
Print or Type Name

307522
Agent's Georgia Real Estate License Number

Email Address: frank@atlantabuckheadrealty.com

Seller's Signature

Print or Type Name

Seller's Signature

Print or Type Name

GEORGIA MLS SINGLE FAMILY (SF) INPUT SHEET

Property Address _____ Listing Date _____
 _____ Listing Number _____
City State Zip
 Office Name _____ Agent Name _____

LAGR^R <i>List_Agr_Type</i> <input type="checkbox"/> A - Exclusive Right to Sell <input type="checkbox"/> B - Agency (A)	OWNR^R <i>Ownership</i> <input type="checkbox"/> A-Fee Simple Detached (FSD)	PRDS <i>Prop_Descr</i> <input type="checkbox"/> A - Lake (LK) <input type="checkbox"/> B - Mountain (MT) <input type="checkbox"/> C - River (RV) <input type="checkbox"/> D - Ocean/Gulf (OG)	LAKE <i>Lake_River</i> <div style="text-align: center; border: 1px solid black; width: 30px; height: 30px; margin: 0 auto;"></div> Enter code for Lake/River See page 3 for valid codes
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TYPR^R <i>Property_Type</i>	S F	STNR^R <i>Street_Number</i>	STR^R <i>Street_Name (Add unit number after street name, i.e. Oak Street #2)</i>	LPR^R <i>List_Price</i>	
CITYR^R <i>City</i>	CNTYR^R <i>County</i>	LDR^R <i>List Date (06/01/06)</i>	XD^R <i>Expira_Date (12/31/06)</i>		
ZIPR^R <i>Zip_Code</i>	ZIP4 <i>Zip4</i>	ARR^R <i>MLS Area</i>	SUBDR^R <i>Subdivision (If no subdivision enter NONE)</i>		
TIDR^R <i>Tax_ID_Number (Enter Exactly as MLS Tax Records)</i>	TAXR^R <i>Taxes (County & City)</i>	TXYR^R <i>Tax Yr Report</i>	YR^R <i>Actual Year Built</i>		
LL^R <i>Unit Lot</i>	DISTR^R <i>District</i>	SEC <i>Section</i>	LOT <i>Lot</i>	BLK <i>Block</i>	UNIT <i>Unit</i>
MAP <i>MLS_GA_Map No</i>	TGRD <i>Top_Grd (A-F)</i>	SGRD <i>Side_Grd (01-10)</i>	TOP <i>Top_Coord (Rad #)</i>	SIDE <i>Side_Coord (Rad #)</i>	PB <i>Plot Book</i>
PAGE <i>Plot_Page</i>	LTDM <i>Lot Dimension (Start with street frontage and move clockwise separating dimensions with an "X")</i>	NCR^R <i>New Construction (Y/N)</i>	FPR^R <i>Firplaces</i>	HWR^R <i>Home Warranty Paid by Seller (Y/N)</i>	FEE_AMT <i>Annual Assoc Fee</i>

ESR^R <i>Elem_School (See School List for Code)</i>	MSR^R <i>Jr/Mid_School (See School List for Code)</i>	HSR^R <i>High_School (See School List for Code)</i>
ES_BUS <i>Elem_School_B (On Elementary School Bus Route Y/N)</i>	MS_BUS <i>Mid_School_B (On JR/Middle School Bus Route Y/N)</i>	HS_BUS <i>High_School_B (On High School Bus Route Y/N)</i>

BRUR^R <i># Bedrooms Up</i>	BRMR^R <i># Bedrooms Mid</i>	BRLR^R <i># Bedrooms Lo</i>	BR^R <i>Total Bedrooms</i>	PHOTOS	3x5 <i>3x5 Color Photo Pkg 25 \$10.00</i>	CP <i>4 x 8 Color Print Single \$2.50</i>	CPP <i>4 x 6 Color Package Pkg/25 \$10.00</i>
BAFUR^R <i># Baths Full Up</i>	BAFMR^R <i># Baths Full Mid</i>	BAFLR^R <i># Baths Full Lo</i>	BAF^R <i>Total Baths Full</i>		MPK1 <i>Poli-Print 2 1/2 x 3 1/2 Pkg/25 \$10.00</i>	MPK4 <i>Poli-Print 2 1/2 x 3 1/2 Pkg/100 \$30.00</i>	SBIZ <i>Showbiz Cards Pkg/100 (Bus. Card - 2 x 3 1/2) \$25.00</i>
BAHUR^R <i># Baths Half Up</i>	BAHMR^R <i># Baths Half Mid</i>	BAHLR^R <i># Baths Half Lo</i>	BAH^R <i>Total Baths Half</i>		PNS <i>Post-N-Sale Pkg/100 (Postcard-4 x 6) \$45.00</i>	BWSP <i>4 x 6 Single Black & White Screened \$3.50</i>	BWQ <i>4 x 6 Single Black & White Glossy \$2.00</i>

ONLY Remarks Lines 1 - 3 will appear on GMLS Internet sites and Broker Reciprocity sites

R1^R _____
Remarks1

R2^R _____
Remarks2

R3^R _____
Remarks3

ALL Remarks Lines will appear ON-LINE IN THE RE/XPLORER™ SYSTEM

R4^R _____
Remarks4

Address _____

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Direction Lines will be ON-LINE ONLY

D1^R From _____
Directions 1

D2 _____
Directions 2

D3 _____
Directions 3

LA^R _____ List Agent ID LA2 _____ List Agent 2 ID LB^R _____ List Broker Code VRC^R _____ Variable Rate Commission (Y/N) CO^R _____ Commission to Selling Broker Enter % or \$ Amount: Only

OWN _____ Owner Name (Last Name, Then First and Middle Initial) OWNP _____ Owner Phone Number

OE1 _____ Office Eyes 1 (For Office Eyes ONLY, will only be displayed to listing office personnel)

OE2 _____ Office Eyes 2 (For Office Eyes ONLY, will only be displayed to listing office personnel)

<p>AMEN^R - AMENITIES</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Boat/Camper/Van Prkg <input type="checkbox"/> B - Clubhouse <input type="checkbox"/> C - Golf Course <input type="checkbox"/> D - Guest Lodging <input type="checkbox"/> F - Lake <input type="checkbox"/> F - Park <input type="checkbox"/> G - Physical Fit Facilities <input type="checkbox"/> H - Playground <input type="checkbox"/> I - Pool <input type="checkbox"/> J - Racquetball <input type="checkbox"/> K - Security <input type="checkbox"/> L - Sidewalks <input type="checkbox"/> M - Street Lights <input type="checkbox"/> N - Swim Team <input type="checkbox"/> O - Tennis Courts <input type="checkbox"/> P - Tennis Team <input type="checkbox"/> Q - Underground Utilities <input type="checkbox"/> R - Neighborhood Association <input type="checkbox"/> S - Walk to Marta <input type="checkbox"/> T - Walk to Schools <input type="checkbox"/> U - Walk to Shopping <input type="checkbox"/> V - None <input type="checkbox"/> W - Marina <input type="checkbox"/> X - Airstrip <input type="checkbox"/> Y - Stables <input type="checkbox"/> Z - Gated Community <input type="checkbox"/> 1 - Retirement Community 	<p>CON^R - CONSTRUCTION</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Aluminum/Vinyl <input type="checkbox"/> B - Brick 4 Sided <input type="checkbox"/> C - Brick/Frame <input type="checkbox"/> D - Log <input type="checkbox"/> E - Press Board Siding <input type="checkbox"/> F - Rough-Sawn Siding <input type="checkbox"/> G - Stone <input type="checkbox"/> H - Stone/Frame <input type="checkbox"/> I - Stucco Unspecified <input type="checkbox"/> J - Wood Siding <input type="checkbox"/> K - Other <input type="checkbox"/> L - Concrete Siding <input type="checkbox"/> M - Stucco LII S <input type="checkbox"/> N - Stucco Real <input type="checkbox"/> O - Brick 3 Sided <input type="checkbox"/> P - Brick Front <input type="checkbox"/> Q - Steel Frame <input type="checkbox"/> R - Tabby 	<p>EQP^R - EQUIPMENT_INC</p> <p>KITCHEN</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Cooktop, Separate <input type="checkbox"/> B - Dishwasher <input type="checkbox"/> C - Disposal <input type="checkbox"/> D - Icomaker Line <input type="checkbox"/> E - Indoor Grill <input type="checkbox"/> F - Microwave, Built In <input type="checkbox"/> G - Oven, Wall <input type="checkbox"/> H - Range/Oven <input type="checkbox"/> I - Refrigerator <input type="checkbox"/> J - Trash Compactor <input type="checkbox"/> T - Double Oven <p>OTHER</p> <ul style="list-style-type: none"> <input type="checkbox"/> K - Alarm-Burglar <input type="checkbox"/> L - Alarm-Smoke/Fire <input type="checkbox"/> M - Central Vacuum <input type="checkbox"/> N - Dryer <input type="checkbox"/> O - Electric Air Filter <input type="checkbox"/> P - Intercom/Radio <input type="checkbox"/> Q - Satellite Dish <input type="checkbox"/> R - Washer <input type="checkbox"/> S - None <input type="checkbox"/> U - Water Softener 	<p>FEE_INC^R - ASSOC_FEE_INC</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Bldg. & Liability Insurance <input type="checkbox"/> B - Exterior Maintenance <input type="checkbox"/> C - Facilities Fee <input type="checkbox"/> D - Garbage Pickup <input type="checkbox"/> E - Grounds Maintenance <input type="checkbox"/> F - Heating/Cooling <input type="checkbox"/> G - Management Fee <input type="checkbox"/> H - Pest Control/Termite <input type="checkbox"/> I - Reserve Fund <input type="checkbox"/> J - Security <input type="checkbox"/> K - Sewer <input type="checkbox"/> L - Water <input type="checkbox"/> M - Other <input type="checkbox"/> N - None
<p>BOAT - BOATHOUSE_DOC</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Uncovered - No Slip <input type="checkbox"/> B - Covered Dock - 1 Slip <input type="checkbox"/> C - Covered Dock - 2 Slip <input type="checkbox"/> D - Covered Dock - 3 plus <input type="checkbox"/> E - Boathouse - 1 Slip <input type="checkbox"/> F - Boathouse - 2 Slip <input type="checkbox"/> G - Boathouse - 3 plus <input type="checkbox"/> H - No Dock or Boathouse <input type="checkbox"/> I - Dock Approval Required <input type="checkbox"/> J - No Dock Rights <input type="checkbox"/> K - Verbal Appr Dock Permit 	<p>COOL^R - COOLING SOURCE</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Electric <input type="checkbox"/> B - Gas <input type="checkbox"/> C - Solar <input type="checkbox"/> D - Other <p>TYPE</p> <ul style="list-style-type: none"> <input type="checkbox"/> E - Ceiling Fan <input type="checkbox"/> F - Central <input type="checkbox"/> G - Common <input type="checkbox"/> H - Heat Pump <input type="checkbox"/> I - Whole House Fan <input type="checkbox"/> J - Zoned/Dual <input type="checkbox"/> K - Other <input type="checkbox"/> L - No Cooling <input type="checkbox"/> M - Windows Units 	<p>EXT - EXTERIOR</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Balcony <input type="checkbox"/> B - Deck/Patio <input type="checkbox"/> C - Fenced Yard <input type="checkbox"/> D - Garden Area <input type="checkbox"/> E - Gas Grill <input type="checkbox"/> F - Green House <input type="checkbox"/> G - Hot Tub <input type="checkbox"/> H - Out Building <input type="checkbox"/> I - Pool-Above Ground <input type="checkbox"/> J - Pool-In Ground <input type="checkbox"/> K - Screen Porch <input type="checkbox"/> L - Sprinkler System <input type="checkbox"/> M - Tennis Court <input type="checkbox"/> N - Other <input type="checkbox"/> O - Barn <input type="checkbox"/> P - Gazebo <input type="checkbox"/> Q - Pool House <input type="checkbox"/> R - Stables <input type="checkbox"/> S - Porch <input type="checkbox"/> T - Workshop <input type="checkbox"/> U - Pool Screened/Enclosed <input type="checkbox"/> V - Dog Run/Pen 	<p>FPL - FIREPLACE_LOC</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - In Great/Family Room <input type="checkbox"/> B - In Living Room <input type="checkbox"/> C - In Master Bedroom <input type="checkbox"/> D - Other <input type="checkbox"/> E - In Basement <p>FPT - FIREPLACE_TYP</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Factory Built <input type="checkbox"/> B - Masonry <input type="checkbox"/> C - Wood Stove <input type="checkbox"/> D - Gas Stove
<p>BSMT^R - BASEMENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Bath Finished <input type="checkbox"/> B - Bath Stubbed <input type="checkbox"/> C - Block <input type="checkbox"/> D - Concrete <input type="checkbox"/> E - Crawl <input type="checkbox"/> F - Daylight <input type="checkbox"/> G - Earthen <input type="checkbox"/> H - Entrance, Inside <input type="checkbox"/> I - Entrance, Outside <input type="checkbox"/> J - Finished Rooms <input type="checkbox"/> K - Full <input type="checkbox"/> L - Partial <input type="checkbox"/> M - Slab <input type="checkbox"/> N - Boat Door <input type="checkbox"/> O - Pier 	<p>DESC^R - DESCRIPTION_SF</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Single Family Residence <input type="checkbox"/> B - Cluster <p>EGY^R - ENERGY_RELATE</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Certified Energy Wise <input type="checkbox"/> B - Certified Good Cents <input type="checkbox"/> C - Clock Thermostat <input type="checkbox"/> D - Double Pane/Thermo <input type="checkbox"/> E - Insulation-Ceiling <input type="checkbox"/> F - Insulation-Floors <input type="checkbox"/> G - Roof Vent Fans <input type="checkbox"/> H - Storm Doors <input type="checkbox"/> I - Storm Windows <input type="checkbox"/> J - Water Heater-Electric <input type="checkbox"/> K - Water Heater-Gas <input type="checkbox"/> L - Water Heater-Solar <input type="checkbox"/> M - None <input type="checkbox"/> N - Tankless Water Heater 	<p>HEAT^R - HEATING SOURCE</p> <ul style="list-style-type: none"> <input type="checkbox"/> A - Electric <input type="checkbox"/> B - Gas <input type="checkbox"/> C - Solar <input type="checkbox"/> D - Other <input type="checkbox"/> P - Oil <input type="checkbox"/> Q - Propane <p>TYPE</p> <ul style="list-style-type: none"> <input type="checkbox"/> F - Baseboard <input type="checkbox"/> F - Central <input type="checkbox"/> G - Common <input type="checkbox"/> H - Floor Furnace <input type="checkbox"/> I - Forced Air <input type="checkbox"/> J - Heat Pump <input type="checkbox"/> K - Space Heater <input type="checkbox"/> L - Steam/Hot Water <input type="checkbox"/> M - Zoned/Dual <input type="checkbox"/> N - No Heating <input type="checkbox"/> O - Ceiling Electric 	

PLEASE CONTINUE ON NEXT PAGE

R Denotes Required Fields

Address _____

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<p>INT* - INTERIOR</p> <p><input type="checkbox"/> A - Attic Expandable</p> <p><input type="checkbox"/> B - Bookcases</p> <p><input type="checkbox"/> C - Cable TV Connection</p> <p><input type="checkbox"/> D - Cable In Street</p> <p><input type="checkbox"/> E - Ceilings, Tray</p> <p><input type="checkbox"/> F - Ceilings, Vaulted</p> <p><input type="checkbox"/> G - Ceilings 9' Plus</p> <p><input type="checkbox"/> H - Foyer, Entrance</p> <p><input type="checkbox"/> I - Foyer, 2 Story</p> <p><input type="checkbox"/> J - Hardwood Floors</p> <p><input type="checkbox"/> K - Gas Logs</p> <p><input type="checkbox"/> L - Pull Down Attic Stairs</p> <p><input type="checkbox"/> M - Skylight</p> <p><input type="checkbox"/> N - Wall to Wall Carpet</p> <p><input type="checkbox"/> O - Rear Stairs</p> <p><input type="checkbox"/> P - Wet Bar</p> <p><input type="checkbox"/> Q - Whirlpool Bath</p> <p><input type="checkbox"/> R - Handicap Access</p> <p><input type="checkbox"/> S - Other</p> <p><input type="checkbox"/> T - Sauna</p> <p><input type="checkbox"/> U - Elevator Service</p> <p><input type="checkbox"/> V - Recently Renovated</p> <p><input type="checkbox"/> W - Double Vanity</p> <p><input type="checkbox"/> X - Garden Tub</p> <p><input type="checkbox"/> Y - Walk-in Closet</p> <p><input type="checkbox"/> Z - Separate Shower</p>	<p>LTDS* - LOT_DESCR (Continued)</p> <p><input type="checkbox"/> F - Corner</p> <p><input type="checkbox"/> G - Cul De Sac</p> <p><input type="checkbox"/> H - Golf Course</p> <p><input type="checkbox"/> I - Greenball</p> <p><input type="checkbox"/> J - Level Lot</p> <p><input type="checkbox"/> K - Sloping</p> <p><input type="checkbox"/> L - Waterfront</p> <p><input type="checkbox"/> M - Wooded</p> <p><input type="checkbox"/> N - None</p> <p><input type="checkbox"/> O - Dock or Dock Rights</p> <p><input type="checkbox"/> P - Leased Land</p> <p><input type="checkbox"/> Q - Stream/Creek/River</p> <p><input type="checkbox"/> R - Open Land</p> <p><input type="checkbox"/> S - Pond</p> <p><input type="checkbox"/> T - Private Backyard</p> <p><input type="checkbox"/> U - Water View</p> <p><input type="checkbox"/> V - Deep Water Access</p> <p><input type="checkbox"/> W - Lagoon</p> <p><input type="checkbox"/> X - Marsh</p> <p><input type="checkbox"/> Y - Tidal</p>	<p>POSS* - POSSESS_DATE</p> <p><input type="checkbox"/> A - At Closing</p> <p><input type="checkbox"/> B - Negotiable</p> <p><input type="checkbox"/> C - 3-7 Days after Closing</p> <p><input type="checkbox"/> D - Other</p>	<p>SHO* - SHOWING_INSTR</p> <p><input type="checkbox"/> A - Appt. Agent</p> <p><input type="checkbox"/> B - Appt. Owner</p> <p><input type="checkbox"/> C - Appt. Tenant</p> <p><input type="checkbox"/> D - Call Agent Only</p> <p><input type="checkbox"/> E - Caution Alarm</p> <p><input type="checkbox"/> F - Caution Pet</p> <p><input type="checkbox"/> G - Courtesy Call, Leave Msg</p> <p><input type="checkbox"/> H - Key in Office</p> <p><input type="checkbox"/> I - Lockbox GAMLS Compatible</p> <p><input type="checkbox"/> J - See Remarks</p> <p><input type="checkbox"/> K - Vacant</p> <p><input type="checkbox"/> L - Under Construction</p> <p><input type="checkbox"/> M - 9AM to 10PM</p> <p><input type="checkbox"/> N - 24 Hour Access</p> <p><input type="checkbox"/> O - Special Hours</p> <p><input type="checkbox"/> P - Day Sloopor</p> <p><input type="checkbox"/> Q - Lockbox Non-GAMLS Compat</p>
<p>KTBK - KITCH_BRFKST</p> <p><input type="checkbox"/> A - Breakfast Area</p> <p><input type="checkbox"/> B - Breakfast Bar</p> <p><input type="checkbox"/> C - Breakfast Room</p> <p><input type="checkbox"/> D - Country Kitchen</p> <p><input type="checkbox"/> E - Island</p> <p><input type="checkbox"/> F - Pantry</p> <p><input type="checkbox"/> G - Keeping Room</p> <p><input type="checkbox"/> H - Walk-in Pantry</p> <p><input type="checkbox"/> I - Solid Surface Counters</p>	<p>ONCN - OWNERSHIP_CON (Condition)</p> <p><input type="checkbox"/> A - Foreclosure</p> <p><input type="checkbox"/> B - Bank Owned</p> <p><input type="checkbox"/> C - Investor Owned</p> <p><input type="checkbox"/> D - Estate Owned</p> <p><input type="checkbox"/> E - Corporate Relocation</p> <p><input type="checkbox"/> F - Rental</p> <p><input type="checkbox"/> G - Fixer Upper</p> <p><input type="checkbox"/> H - Recently Renovated</p> <p><input type="checkbox"/> I - Agent Owned</p> <p><input type="checkbox"/> J - Historic</p>	<p>PRK* - PARKING</p> <p><input type="checkbox"/> A - Assigned Space</p> <p><input type="checkbox"/> B - Attached</p> <p><input type="checkbox"/> C - Auto Garage Door</p> <p><input type="checkbox"/> D - Carport</p> <p><input type="checkbox"/> E - Detached</p> <p><input type="checkbox"/> F - Drive Under/Basement</p> <p><input type="checkbox"/> G - Garage</p> <p><input type="checkbox"/> H - Parking Pad</p> <p><input type="checkbox"/> I - Side/Rear Entrance</p> <p><input type="checkbox"/> J - 1 Car</p> <p><input type="checkbox"/> K - 2 Car</p> <p><input type="checkbox"/> L - 3 Car or More</p> <p><input type="checkbox"/> M - None</p> <p><input type="checkbox"/> N - Parking Shed</p> <p><input type="checkbox"/> O - Kitchen Level Entry</p> <p><input type="checkbox"/> P - Storage</p> <p><input type="checkbox"/> Q - RV/Boat Parking</p>	<p>STO* - STORIES</p> <p><input type="checkbox"/> A - 1 Story</p> <p><input type="checkbox"/> B - 1 1/2 Stories</p> <p><input type="checkbox"/> C - 2 Stories</p> <p><input type="checkbox"/> D - Over 2 Stories</p> <p><input type="checkbox"/> E - Multi-Level</p> <p><input type="checkbox"/> F - Split Foyer</p> <p><input type="checkbox"/> G - Split Level</p>
<p>LDY - LAUNDRY_LOC</p> <p><input type="checkbox"/> A - Basement</p> <p><input type="checkbox"/> B - Garage</p> <p><input type="checkbox"/> C - Kitchen Area</p> <p><input type="checkbox"/> D - Upstairs</p> <p><input type="checkbox"/> E - Other</p> <p><input type="checkbox"/> F - Hall</p> <p><input type="checkbox"/> G - Mud Room</p>	<p>PFIN - POSS_FINANCE</p> <p><input type="checkbox"/> A - Assume</p> <p><input type="checkbox"/> B - Cash</p> <p><input type="checkbox"/> C - Conventional</p> <p><input type="checkbox"/> D - FHA</p> <p><input type="checkbox"/> E - FNMA Apprv</p> <p><input type="checkbox"/> F - FNMC Apprv</p> <p><input type="checkbox"/> G - Lease Purchase</p> <p><input type="checkbox"/> I - Owner 1st</p> <p><input type="checkbox"/> J - Owner 2nd</p> <p><input type="checkbox"/> K - VA</p> <p><input type="checkbox"/> L - Other (See Remarks)</p> <p><input type="checkbox"/> M - Release of Liability</p> <p><input type="checkbox"/> N - GHFA Loan (GRFA)</p> <p><input type="checkbox"/> O - Credit Report Required</p> <p><input type="checkbox"/> P - 1031 Lxchange</p> <p><input type="checkbox"/> Q - 100 PCT. Financing</p>	<p>RMS* - ROOMS</p> <p><input type="checkbox"/> A - Bonus Room</p> <p><input type="checkbox"/> B - Don</p> <p><input type="checkbox"/> C - Diningroom-L Shaped</p> <p><input type="checkbox"/> D - Dining Rm/Living Rm Combo</p> <p><input type="checkbox"/> E - DR-Separate</p> <p><input type="checkbox"/> F - Family Room</p> <p><input type="checkbox"/> G - Great Room</p> <p><input type="checkbox"/> H - In-Law Suite or Apartment</p> <p><input type="checkbox"/> I - Library/Office</p> <p><input type="checkbox"/> J - LR Separate</p> <p><input type="checkbox"/> K - Master on Main Level</p> <p><input type="checkbox"/> L - Rec Room</p> <p><input type="checkbox"/> M - Solarium/Sun Room</p> <p><input type="checkbox"/> N - Stubbed Bath</p> <p><input type="checkbox"/> O - Other</p> <p><input type="checkbox"/> P - Exercise Room</p> <p><input type="checkbox"/> Q - Loft</p> <p><input type="checkbox"/> R - Roommate Plan</p> <p><input type="checkbox"/> S - Split Bedroom Plan</p> <p><input type="checkbox"/> T - Dining Room Seats 12+</p> <p><input type="checkbox"/> U - Theater/Media Room</p>	<p>STY* - STYLE</p> <p><input type="checkbox"/> A - Bungalow/Cottage</p> <p><input type="checkbox"/> B - Cape Cod</p> <p><input type="checkbox"/> C - Colonial</p> <p><input type="checkbox"/> D - Contemporary</p> <p><input type="checkbox"/> E - Country/Rustic</p> <p><input type="checkbox"/> F - European</p> <p><input type="checkbox"/> G - French Provincial</p> <p><input type="checkbox"/> H - Mediterranean</p> <p><input type="checkbox"/> I - Traditional</p> <p><input type="checkbox"/> J - Tudor</p> <p><input type="checkbox"/> K - Victorian</p> <p><input type="checkbox"/> L - Other</p> <p><input type="checkbox"/> M - Ranch</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p><input type="checkbox"/> O - Mobile Home</p> <p><input type="checkbox"/> P - Modular Home</p> <p style="text-align: center;"><i>MUST BE PERMANENTLY ATTACHED TO LAND AND SOLD AS REAL ESTATE</i></p> <p><input type="checkbox"/> Q - A-Frame</p> <p><input type="checkbox"/> R - Craftsman</p> </div>
<p>LTDS* - LOT_DESCR</p> <p><input type="checkbox"/> A - Less than .5 Acre</p> <p><input type="checkbox"/> B - .5 - 1 Acre</p> <p><input type="checkbox"/> C - 1-2 Acres</p> <p><input type="checkbox"/> D - 2-5 Acres</p> <p><input type="checkbox"/> E - More than 5 Acres</p>	<p>PHOT* - PHOTO</p> <p><input type="checkbox"/> A - Take Photo</p> <p><input type="checkbox"/> B - Under Construction</p> <p><input type="checkbox"/> C - Out of Map Area</p> <p><input type="checkbox"/> D - Retake-Billable</p> <p><input type="checkbox"/> E - Wrong Photo</p> <p><input type="checkbox"/> J - No Photo Desired</p> <p><input type="checkbox"/> L - Broker Provided Photo</p>	<p>ROOF - ROOF_TYPE</p> <p><input type="checkbox"/> A - Composition</p> <p><input type="checkbox"/> B - Wood Shingle</p> <p><input type="checkbox"/> C - Tile</p> <p><input type="checkbox"/> D - Slate</p> <p><input type="checkbox"/> E - Metal/Stool</p> <p><input type="checkbox"/> F - Tar / Gravel</p> <p><input type="checkbox"/> G - Concrete</p> <p><input type="checkbox"/> H - Other</p> <p><input type="checkbox"/> I - Tin</p> <p><input type="checkbox"/> J - Copper</p>	<p>WS* - WATER_SEWER</p> <p><input type="checkbox"/> A - Private Water</p> <p><input type="checkbox"/> B - Public Water</p> <p><input type="checkbox"/> C - Septic Tank</p> <p><input type="checkbox"/> D - Sewer Connected</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p style="text-align: center;">Owner Initials _____</p> <p style="text-align: center;">Owner Initials _____</p> </div> <p><input type="checkbox"/> E - Sewer in Street</p> <p><input type="checkbox"/> F - Well</p> <p><input type="checkbox"/> G - Community Well</p>
<p>LAKE - WATERFRONT PROPERTY (INCLUDING RIVERS)</p> <p><input type="checkbox"/> A - Allatoona</p> <p><input type="checkbox"/> B - George W. Andrews</p> <p><input type="checkbox"/> C - Bartlett's Forry</p> <p><input type="checkbox"/> D - Blackshear</p> <p><input type="checkbox"/> E - Blue Ridge</p> <p><input type="checkbox"/> F - Burton</p> <p><input type="checkbox"/> G - Carters</p> <p><input type="checkbox"/> H - Chatuge</p> <p><input type="checkbox"/> I - Clarks Hill</p> <p><input type="checkbox"/> J - Goat Rock</p> <p><input type="checkbox"/> K - Hartwall</p> <p><input type="checkbox"/> L - High Falls (OLKN)</p> <p><input type="checkbox"/> M - Jackson</p> <p><input type="checkbox"/> N - Lanier</p> <p><input type="checkbox"/> O - Nottoly</p> <p><input type="checkbox"/> P - Oconee</p> <p><input type="checkbox"/> Q - Oliver</p>		<p><input type="checkbox"/> R - Rabun</p> <p><input type="checkbox"/> S - Richard B. Russell</p> <p><input type="checkbox"/> T - Seminole</p> <p><input type="checkbox"/> U - Sinclair</p> <p><input type="checkbox"/> V - Tobesofkee</p> <p><input type="checkbox"/> W - Walter F. George</p> <p><input type="checkbox"/> X - Weiss</p> <p><input type="checkbox"/> Y - West Point</p> <p><input type="checkbox"/> Z - Worth</p> <p><input type="checkbox"/> 1 - Chattahoochee River</p> <p><input type="checkbox"/> 2 - Savannah River</p> <p><input type="checkbox"/> 3 - Other* * Enter Other Name: _____</p> <p><input type="checkbox"/> 4 - St Marys River</p> <p><input type="checkbox"/> 5 - Satilla River</p> <p><input type="checkbox"/> 6 - Intracoastal Waterway</p>	
<p>SELLER'S STATEMENT: Seller herein certifies that the property Seller is offering for sale through the broker was built in the year specified in this document, and Seller has been informed by the broker of the lead-based paint disclosure requirements under The Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. §4851-4856 (the "Act"). Seller agrees to sign all the necessary disclosure forms, of which copies are attached hereto and made a part hereof by reference in order to abide by this Act; and, to disclose in writing to the broker and to prospective purchasers any other physical characteristics of the property that may adversely affect its value. Seller understands and agrees that all the information above will be provided to agents who may represent other parties. Seller hereby waives any claims arising out of disclosure of such information to other parties. Seller agrees above information is true and correct to the best of his/her knowledge.</p> <p>Signature _____ Date _____</p> <p>Signature _____ Date _____</p>			

R Denotes Required Fields