



SELLER'S PROPERTY DISCLOSURE STATEMENT (CONDOMINIUM) EXHIBIT " A "



2009 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 870 Glendale Terrace #6, Atlanta, Georgia 30308.

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to prospective buyers all known material or adverse facts relating to the physical condition of Unit and Property that are not readily observable, disclosing historical information and past problems with Unit and Property and identifying those fixtures/items that are included with the sale of Unit. For the purposes of this Disclosure Statement, the term "Unit" shall not include any interest in the common elements (including limited common elements) assigned to Unit in the Declaration. The term "Association" shall mean the condominium or Unit owners' association for the above referenced condominiums. The term "Property" shall refer to all property made a part of the condominium in which Unit is located. **All answers are to be answered with respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" OR "OTHER" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.**

	Yes	No	Don't Know
1. OCCUPANCY:			
(a) Is Unit vacant?	_____	✓	_____
(b) If yes, how long has it been since Seller occupied Unit? _____	_____	✓	_____
(c) Are there any leases, written or verbal, on Unit or any part thereof?	_____	_____	_____
2. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (In use or abandoned) on Property?	_____	_____	✓
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?	_____	_____	✓
(c) Are there any encroachments, unrecorded easements, or boundary line disputes with respect to Property?	_____	_____	✓
(d) Are there any encroachments or unrecorded easements with respect to Unit?	_____	_____	✓
3. ROOF, GUTTERS AND DOWNSPOUTS:			
(a) Approximate age of roof on building in which Unit is located: _____ years.	_____	_____	_____
(b) Has the roof on the building in which the Unit is located, or any part thereof, been repaired during your ownership?	_____	✓	_____
(c) Are there any roof leaks into the Unit?	_____	✓	_____
4. TERMITES, DRY ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:			
(a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms?	_____	_____	✓
(b) Is there any past or present damage to Unit caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms?	_____	✓	_____
(c) Does the Association currently have Property under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company?	_____	_____	✓
If yes, check type of coverage: <input type="checkbox"/> re-treatment and repair; or <input type="checkbox"/> re-treatment only			
(d) Have any termite/pest control reports or treatments for Property or Unit been done in the last five years? <u>Termite report</u>	✓	_____	_____
(e) Do any exterior portions or exterior improvements on Property have any untreated wood or exterior siding/cladding, such as rigid board insulation, foam plastic, synthetic stucco, hard coat stucco, wood or masonry siding (excluding brick), below grade or within six inches of finished grade?	_____	_____	✓
5. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:			
(a) What year was Unit constructed? <u>1965</u>	_____	_____	_____
(b) Is the condominium a condominium conversion? If yes, what year was it converted? <u>1999</u>	✓	_____	_____
(c) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Property?	_____	_____	✓
(d) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Unit?	_____	✓	_____
(e) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Property?	_____	_____	✓
(f) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Unit?	_____	✓	_____

	Yes	No	Don't Know
(g) Are there any problems with driveways, walkways, patios, or retaining walls serving Unit?	_____	_____	<input checked="" type="checkbox"/>
(h) Have there been any additions, structural changes, or any other major alterations to Unit subsequent to the time Property was submitted to the condominium form of ownership?	_____	_____	<input checked="" type="checkbox"/>
(i) Have there been any instances where necessary permits and/or approvals were not obtained for work done in or to Unit? <i>Not during my ownership</i>	_____	<input checked="" type="checkbox"/>	_____
(j) Has there been any work done to Unit of the Condominium that was not in compliance with building codes or zoning regulations or for which a necessary permit was not obtained? <i>Not during my ownership</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
(k) Does any of the exterior siding or cladding of any portion of Property contain synthetic stucco where the interior studs and windows are constructed of wood?	_____	_____	<input checked="" type="checkbox"/>
6. DRAINAGE, FLOODING AND MOISTURE:			
(a) Has there been any water leakage, accumulation, or dampness within Unit?	<input checked="" type="checkbox"/>	_____	_____
(b) Have any repairs been made to control any water or dampness problems in the Unit?	<input checked="" type="checkbox"/>	_____	_____
(c) Is Property or any portion thereof located in a flood zone?	_____	_____	<input checked="" type="checkbox"/>
(d) Has there been any drainage problems or flooding on Property?	_____	_____	<input checked="" type="checkbox"/>
(e) Are there any problems with siding or exterior cladding of any portion of Property retaining moisture, swelling, chipping or delaminating?	_____	_____	<input checked="" type="checkbox"/>
(f) Does mold appear on interior portions of the Unit other than on the walls, floors or ceilings of showers/bathtubs or within common element walls adjacent to Unit?	_____	<input checked="" type="checkbox"/>	_____
7. PLUMBING RELATED ITEMS:			
(a) What is your drinking water source: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Well on Property	_____	_____	_____
(b) If your drinking water is from a well, has it been tested within the past twelve months?	_____	_____	_____
(c) Do you have a water softener, filter or purifier? If yes, <input type="checkbox"/> Leased <input type="checkbox"/> Owned	_____	_____	<input checked="" type="checkbox"/>
(d) What is the type of sewage system: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic Tank	_____	_____	_____
(e) Is Unit served by sewage pump or lift system?	_____	_____	<input checked="" type="checkbox"/>
(f) Do you know if any septic tank or cesspool on Property has ever been professionally serviced? If yes, please give the date of last service: _____	_____	_____	<input checked="" type="checkbox"/>
(g) Do you know of any past or present leaks, backups, or other similar problems relating to any of the plumbing, water and/or sewage-related items? <i>NO problems in the Unit</i>	_____	_____	<input checked="" type="checkbox"/>
(h) Is there any polybutylene plumbing, other than primary service line, serving Unit?	_____	_____	<input checked="" type="checkbox"/>
8. OTHER SYSTEMS AND COMPONENTS:			
(a) What type of heating system(s) serve Unit? <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Other	_____	_____	_____
(b) Approximate age of heating system(s): _____ years <i>Don't know</i>	_____	_____	_____
(c) What type of air conditioning system(s) serve Unit? <i>Electric</i>	_____	_____	_____
(d) Approximate age of air conditioning system(s): _____ years <i>Don't know</i>	_____	_____	_____
(e) How is water heated in the Unit? <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	_____	_____	_____
(f) Approximate age of water heater: _____ years <i>Don't know</i>	_____	_____	_____
(g) Does any system for heating and/or cooling Unit or heating water serve more than one Unit?	_____	<input checked="" type="checkbox"/>	_____
(h) Does Unit have aluminum wiring other than the primary service line?	_____	_____	<input checked="" type="checkbox"/>
(i) Are there any system(s) or appliance(s) which is leased or which has a fee associated with its use?	_____	<input checked="" type="checkbox"/>	_____
(j) Are any fireplaces serving Unit not working fireplaces or not in good working order and repair?	_____	<input checked="" type="checkbox"/>	_____
(k) When was the fireplace, wood stove or chimney/flue cleaned? Date: _____	_____	_____	_____
9. TOXIC SUBSTANCES:			
(a) Are there any underground tanks, toxic or hazardous substances on or in the common elements (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or others or environmental contaminants?	_____	_____	<input checked="" type="checkbox"/>
(b) Are there any toxic or hazardous substances in the Unit?	_____	_____	<input checked="" type="checkbox"/>
10. FEES, ASSESSMENTS AND PROPERTY MANAGEMENT:			
(a) In purchasing Unit, will any initiation, transfer, or other similar fee be owed to the Association? If yes, what amount \$ _____	_____	<input checked="" type="checkbox"/>	_____
(b) The Association fee for common expenses is: \$ <u>200</u> per <u>month</u>	_____	<input checked="" type="checkbox"/>	_____
(c) Are there any special assessments approved by but yet not owing or due to the Association? If yes, what amount \$ _____?	_____	_____	<input checked="" type="checkbox"/>
(d) Are there any delinquent fines or other assessments owing on Unit? If yes, state amount. \$ _____	_____	<input checked="" type="checkbox"/>	_____
(e) Has the annual assessment for Unit for the next fiscal year been approved? If yes, how much will the new assessment be? \$ _____	_____	_____	<input checked="" type="checkbox"/>
(f) Is the Association a defendant in any lawsuit?	_____	_____	<input checked="" type="checkbox"/>
(g) Is the Association self managed or not managed by a professional management company? Name and telephone number of Association or management company contact person: <u>Self Managed by Election / Terry Hurt, President</u>	<input checked="" type="checkbox"/>	_____	_____

11. OTHER MATTERS:

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
(a) Have there been any inspections of Unit in the past year?	_____	✓	_____
(b) Has Unit or the common elements of the condominium ever been, or is it currently, the subject of litigation or claim including, but not limited to, defective building products, construction defects, termites, and/or title problems?	_____	_____	✓
(c) Has there been any award or payment of money in lieu of repairs for such a defective building product?	_____	_____	✓
(d) Has any release been signed that would limit a future owner from making any claims in connection with Unit or Property?	_____	_____	✓
(e) Is there any fire, flood or wind damage which required repairs to Unit in excess of \$500.00?	_____	✓	_____
(f) Are there any fixtures or appliances included in the sale that are in need of repair?	_____	✓	_____
(g) Have any repairs been made to the electrical, plumbing, or heating and air condition system, or any part thereof?	_____	✓	_____
(h) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?	_____	✓	_____

12. FIXTURES/ITEMS: Check (✓) only those fixtures/items below that are included in the sale of Unit. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Unit. Those fixtures/items listed below that are not checked shall not be included in the sale of Unit.

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Air Conditioning Window Unit <input type="checkbox"/> Air Purifier <input type="checkbox"/> Alarm System (Burglar) <ul style="list-style-type: none"> <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Alarm System (Smoke/Fire) <ul style="list-style-type: none"> <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Awning <input type="checkbox"/> Carbon Monoxide Detector <input checked="" type="checkbox"/> Ceiling Fan <ul style="list-style-type: none"> <input type="checkbox"/> Remote Control <input type="checkbox"/> Chandelier <input checked="" type="checkbox"/> Closet Shelving System <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input type="checkbox"/> Dehumidifier <ul style="list-style-type: none"> <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input type="checkbox"/> Dishwasher <ul style="list-style-type: none"> <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input checked="" type="checkbox"/> Door & Window Hardware <input checked="" type="checkbox"/> Dryer <ul style="list-style-type: none"> <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Fireplace <ul style="list-style-type: none"> <input type="checkbox"/> Gas Logs <input type="checkbox"/> Gas Starter Key <input type="checkbox"/> Remote Control <input type="checkbox"/> Screen/Door <input type="checkbox"/> Wood Burning Insert <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Flag Pole | <ul style="list-style-type: none"> <input type="checkbox"/> Garage Door Opener <ul style="list-style-type: none"> <input type="checkbox"/> Remote Control <input type="checkbox"/> Garbage Disposal <ul style="list-style-type: none"> <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input type="checkbox"/> Hot Tub <input type="checkbox"/> Humidifier <input type="checkbox"/> Ice Maker <ul style="list-style-type: none"> <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input type="checkbox"/> Intercom <input type="checkbox"/> Jetted Tub <input checked="" type="checkbox"/> Light Fixtures (Except Chandeliers) <input type="checkbox"/> Mailbox <input checked="" type="checkbox"/> Microwave Oven <ul style="list-style-type: none"> <input type="checkbox"/> Built-In <input checked="" type="checkbox"/> Free Standing <input checked="" type="checkbox"/> Mirror (Attached) <input type="checkbox"/> Radio (Built-In) <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Satellite Dish/Receiver <input type="checkbox"/> Sauna <input checked="" type="checkbox"/> Shelving Unit & System <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input checked="" type="checkbox"/> Shower Head/Sprayer <input checked="" type="checkbox"/> Smoke Detector <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Battery Operated <input type="checkbox"/> Hard Wired <input type="checkbox"/> Speakers (Built-In) | <ul style="list-style-type: none"> <input type="checkbox"/> Statuary <input type="checkbox"/> Stepping Stones <input checked="" type="checkbox"/> Stove <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Built-In <input checked="" type="checkbox"/> Free Standing <input type="checkbox"/> Sump Pump <input type="checkbox"/> Surface Unit Cook Top <ul style="list-style-type: none"> <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Switch Plate Covers <input checked="" type="checkbox"/> Telephone Jacks/Wires <input type="checkbox"/> Television Antenna <input checked="" type="checkbox"/> Television Cable/Jacks <input type="checkbox"/> Thermostat (Programmable) <input type="checkbox"/> Trash Compactor <ul style="list-style-type: none"> <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing <input type="checkbox"/> Vacuum System (Built-In) <input type="checkbox"/> Vacuum Attachments <input checked="" type="checkbox"/> Vent Hood <input checked="" type="checkbox"/> Washing Machine <input type="checkbox"/> Water Purification System <input type="checkbox"/> Water Softener System <input type="checkbox"/> Weather Vane <input checked="" type="checkbox"/> Window Screens <input checked="" type="checkbox"/> Window Treatments (including Hardware) <input type="checkbox"/> Wine Cooler |
|--|--|---|

Other fixtures/items included in the sale of Unit:

Other fixtures/items not included in the sale of Unit:

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Unit shall remain property of Seller and shall be removed prior to closing or the transfer of possession of Unit to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, to restore Unit to its original condition.

13. LEAD-BASED PAINT: Was any part of the residential dwelling on Unit constructed prior to 1978?

Yes No Don't Know [If no, proceed to paragraph 14.]

If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

14. AGRICULTURAL DISCLOSURE: Is the subject property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No Don't Know

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities that are in conformance with existing laws and regulations and accepted customs and standards.

15. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES" OR "OTHER": [Explanations should reference the number of the question for which more detailed information is being provided.]

leak water was leaking into unit below around bathtub area. Tub was regROUTED after detailed inspection was made by plumber. No problems have occurred since.

other: The president of the HOA indicated a roof repair was needed over someone else's unit. A fire in building 880 occurred last year and repairs are being made.

Previous owner disclosed the following:

1. A portion of the retaining wall on the north side of the parking lot collapsed in 2004, but was repaired and additional supports were added to the entire wall.
2. There was an overflow of water from the bathroom tub in 2004 which leaked water into the ceiling of the unit below. The wood behind/around the tub was replaced as a precaution.

Mark box if additional pages are attached.

16. SELLER'S REPRESENTATION:

In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of Property and Unit is accurate and complete as of the date signed by Seller. It is not a substitute for any inspections or warranties that Buyer may wish to obtain. Buyer should consult the Association for additional information regarding the common elements of the Condominium and the operation of the Association. Seller hereby authorizes Broker to provide this information to prospective buyers of Unit and to real estate brokers and their affiliated licensees. **Seller agrees to promptly update this Seller's Condominium Disclosure Statement and to provide any Buyer and Brokers with a revised copy of the same if there are any material changes in the answers to the questions contained herein.**

Is each individual named below a U.S. Citizen or resident alien?

Yes No

Has each individual named below been a Georgia resident for the past two years?

Yes No

Has Unit been Seller's primary residence for at least two of the last five years?

Yes No

Seller: [Signature]

Date: 2/2/2010

Seller: _____

Date: _____

17. RECEIPTS AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's Condominium Disclosure Statement. I understand that, except as stated in the Purchase and Sale Agreement, Unit is being sold in its present condition, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Unit are being relied upon by Buyer except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

COMMUNITY ASSOCIATION DISCLOSURE

EXHIBIT " B "



2009 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 870 Glendale Terrace NE, Atlanta, Georgia 30308.

A. TYPE OF ASSOCIATION.

Seller hereby discloses to Buyer that, in purchasing the Property, Buyer will either become a mandatory member or have the opportunity to become a voluntary member in the following type of community association ("Association"); [Select all which apply. The section not checked shall not be a part of this Exhibit].

- Mandatory Membership Condominium Association
 Mandatory Membership Homeowners Association
 Voluntary Membership Homeowners Association

B. EXISTENCE OF MASTER ASSOCIATION

Seller also discloses to Buyer that in addition to the Association referenced above, there is OR is not a master association of which Buyer shall become a member or in which the Association is already a member.

C. CONTACT INFORMATION FOR ASSOCIATION: (Name, Address, Telephone Number, etc., where Association Dues are Sent by Seller)

Glendale Heights Association
870 Glendale Terrace NE
Unit 2
Atlanta GA 30308

D. ANNUAL ASSOCIATION ASSESSMENTS: [Select all which apply. The sections not checked shall not be a part of this Agreement].

- 1. Mandatory Membership Association.** Buyer acknowledges that Buyer will have to pay annual assessments to the Association so long as Buyer owns the Property to cover the Buyer's share of common expenses. The estimated total annual assessment paid by the owner of the Property to the Association is currently \$ 2400 and is paid in 12 installments.
- 2. Voluntary Membership Association.** If Buyer becomes a member of Association, Buyer shall be responsible for paying an annual assessment estimated to be _____ and paid in _____ installments.
- 3. Master Association.** If the Buyer of the Property will also be obligated to pay an annual assessment to a master association, the annual assessment is estimated to be _____ and shall be paid in _____ installments.

E. INITIATION FEE.

Any Association initiation fee, membership fee, transfer fee or other similar fee or charge (hereinafter collectively referred to as "Initiation Fee") shall be paid by the Buyer. To the best of Seller's knowledge, there is OR is not an Initiation Fee. If there is an Initiation Fee, the estimated amount of the Initiation Fee is \$ _____ and is due _____.

F. ACCOUNT STATEMENT LETTER.

Any letter from the Association confirming whether assessments or other amounts are owed on the Property shall be paid by the Buyer OR Seller. If Seller is paying for the Account Statement Letter, the payment shall be in addition to the Items Paid by Seller at Closing set forth in the Agreement.

G. SPECIAL ASSESSMENTS. [Select all which apply. The sections not checked shall not be a part of this Agreement].

To the best of Seller's knowledge there is OR is not a special assessment owing to or under consideration by the Association or any Master Association. If a special assessment is owing to or under consideration by the Association or any Master Association, it is [Select all which apply. The sections not checked shall not be a part of this Agreement]:

- already passed by the Association in the estimated amount of \$ _____;
- already passed by the Master Association in the estimated amount of \$ _____;
- under consideration by the Association in the estimated amount of \$ _____; or
- under consideration by the Master Association in the estimated amount of \$ _____.

H. ASSESSMENTS PAY FOR FOLLOWING SERVICES AND AMENITIES: [Select all which apply. The sections not checked shall not be a part of this Agreement].

The following services and amenities are paid for by the Association from the annual assessment:

Utilities for Property

- Gas
- Water
- Electric
- Heating
- Sewer

Services

- Concierge
- Gate Attendant
- Trash Pickup *\$13.11/year charge*
- Road Maintenance
- Maintenance of Property
 - Grounds
 - Dwelling Exterior
- Common Area Maintenance

Amenities

- Pool
- Tennis
- Golf
- Clubhouse
- Playground
- Exercise Facility
- Equestrian Facility
- Marina/Boat Storage

Other

- Cable
- Pest and Termite Control
- Fire Insurance on Property
- Common Area Insurance

I. ADDITIONAL FEES FOR SERVICES AND FACILITIES.

If any of the above-referenced services and amenities require the payment of an additional fee to receive the service or use the amenity, please specify the service and / or amenity below and the fee for using (or receiving) the same:

I paid an additional \$13.11 in 2009 for
sanitation/ trash pick-up

J. NO WARRANTY.

The information in this exhibit is deemed accurate but is not guaranteed. Buyer should contact the Association to confirm what assessments and fees Buyer will owe if Buyer purchases the Property and the services and amenities that will be available to Buyer in living in the community.

Buyer's Initials: _____ / _____

Seller's Initials: DC _____ / _____



LEAD-BASED PAINT EXHIBIT "C"



2009 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: Stendall Heights, Atlanta, Georgia 30308

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser of any interest in residential 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.

2. Seller's/Lessor's Disclosure. [Seller/Lessor to initial section A. and B. below]

[Signature]
Seller/Lessor Initials

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below): _____
- Seller/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

[Signature]
Seller/Lessor Initials

B. Records and Reports available to the Seller/Lessor [check one below]:

- Seller/Lessor has provided the Buyer/Lessee with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below): _____
- Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Lessee's Acknowledgment. [Buyer/Lessee to initial sections below]

Buyer/Lessee Initials

C. Buyer/Lessee has received copies of all information listed above.

Buyer/Lessee Initials

D. Buyer/Lessee has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family From Lead In Your Home".

Buyer/Lessee Initials

E. Buyer/Lessee has [check one below]:

- Received a ten (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.

Broker's Acknowledgment. [Broker to initial below]

[Signature]
Broker's Initials

F. Broker has informed the Seller/Lessor of the Seller's/Lessor's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

3. 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] _____ Date 2/2/10

Buyer/Lessee _____ Date _____

Seller/Lessor _____ Date _____
[Signature] _____ Date 2/2/10
Listing Broker

Buyer/Lessee _____ Date _____

Selling/Leasing Broker _____ Date _____

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Lessee" shall mean either a Buyer or a Lessee or both as the context may indicate.