



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



2017 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property known as and located at: 6700 Roswell Rd #6D _____, Sandy Springs _____, Georgia, 30328. This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Unit and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanation to all "yes" answers in the corresponding Explanation section below each group of questions unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction;
- (5) also complete F123, Payment of Community Association Fees and Disclosure Exhibit.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

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.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) Is the Unit vacant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how long has it been since the Unit has been occupied? 3 months		
(b) Is the Unit or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

2. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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3. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) What year was Unit constructed?		
(b) Is the condominium a condominium conversion? If yes, what year was it converted?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Have there been any additions, structural changes, or any other major alterations to the Unit subsequent to the time the Unit was submitted to the condominium form of ownership?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Has any work been done where a required building permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are any additions or modification of Unit in violation of CCRs, HOA Rules or By-Laws?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

4. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): < 1 _____ years		
(b) Is any heated and cooled portion of the Unit not served by a central heating and cooling system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is any portion of the heating and cooling system in need of repair or replacement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the Unit have aluminum wiring other than in the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are any fireplaces decorative only or in need of repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is any heating or cooling system shared by one or more units in the condominium?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

5. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(b) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(d) If the Unit is served by a septic system, how many bedrooms was the septic system approved for by local government authorities?		
(e) Is the Unit served by a sewage pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Is there presently any polybutylene plumbing, other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

6. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: _____ years.		
(b) Has any part of the roof been repaired during Seller's ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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7. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water leakage, accumulation, or dampness within Unit or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have any repairs been made to control any water or dampness problems in the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is any part of the Unit or any improvements thereon presently located in a 100-year Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

8. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Do any of the improvements encroach onto a neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

9. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons); insects (such as termites, bees and ants); or by fungi or dry rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it transferable?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, company name/contact:		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is there a cost to transfer and/or maintain the bond, warranty or service contract?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what is the cost? \$ _____		
EXPLANATION:		

10. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced in the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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11. PARKING AND STORAGE:	YES	NO
(a) Are there any limited common element parking spaces assigned to the Unit and reserved for the Owner's exclusive use? If yes, please identify the number and location of the same:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Are there any limited common element storage rooms, lockers or bins assigned to the Unit and reserved for the Owner's exclusive use? If yes, please identify the number and location of the same:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership?		
EXPLANATION:		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 which are in conformance with existing laws and regulations and accepted customs and standards.</p>		

Additional pages are or are not attached.

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D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Unit versus personal property which does not remain with the Unit. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE UNIT. All items remaining with Unit shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers

- Speaker Wiring
- Switch Plate Covers
- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Wall Mirror
- Window Blinds
- Window Shutters
- Window Draperies
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal
- Birdhouses
- Boat Dock

- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Dehumidifier
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

[Signature Box]

1 Buyer's Signature

Print or Type Name

Date

[Signature Box]

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page is is not attached.

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

Grant Della Vecchia [Signature Box]

1 Seller's Signature

Grant Della Vecchia
Print or Type Name

09/06/2017
Date

[Signature Box]

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page is is not attached.

dotloop verified
11/11/17 9:32AM EST
E89M-64HZ-1J1Q-VG9F

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PAYMENT OF COMMUNITY ASSOCIATION FEES AND DISCLOSURE ("DISCLOSURE") EXHIBIT " _____ "



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This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 6700 Roswell Rd #6D, Sandy Springs, Georgia 30328 ("Property").

I. **Directions for Filling Out This Disclosure.** Seller agrees to fill out this Disclosure accurately and completely to the best of Seller's knowledge, to promptly update this Disclosure if new information is learned by Seller which materially changes the answers herein, and to provide a revised copy of the same to Buyer.

II. **General Disclosures.** Seller hereby discloses the following to the Buyer:

A. TYPE OF ASSOCIATION.

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. SIZE OF COMMUNITY, IF CONDOMINIUM.

If the Community is a condominium, the number of units in the condominium is as follows: 180

C. AGE RESTRICTIONS.

The Community in which the Property is located is OR is not age restricted?

If the Community is age restricted, occupancy is limited as follows:

- At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older ("Over 55 Exemption")
- All units are occupied by persons 62 or older ("62 and Older Exemption")

D. EXISTENCE OF MASTER ASSOCIATION.

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.

E. CONTACT INFORMATION FOR ASSOCIATION:

Contact Person / Title: Darren Thurmond

Property Management Company: Atlanta Community Services

Telephone Number: 770.924.5270

E-mail Address: raleighsquare@ymail.com

Mailing Address: 4485 Tench Road, Suite 2511, Suwanee, GA

Website Address of Association: http://acs.cincweb.com

III. Information Regarding Who Pays Different Fees at Closing to the Association or the Manager of the Association.

A. GENERAL.

Owners living in a mandatory membership community association have to pay certain ongoing fees, charges and assessments (hereinafter collectively referred to as "Fees") to the community association. These can and do increase over time and on occasion there may be a special assessment. The risk of such increases is assumed by buyers living in these communities upon taking title to the Property.

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B. AMOUNTS TO BE PAID BY SELLER.

- 1. **Account Statement or Clearance Letter:** Notwithstanding any other provision to the contrary contained herein, Seller agrees to pay the cost of any community association account statement or clearance letter including, but not limited to any amount, however characterized, required to be pre-paid in order to obtain such community association account statement or clearance letter because this expense is necessary for Seller to provide good and marketable title to the Property.
- 2. **Assessments and Special Assessments:** Seller agrees to pay all charges, fees, assessments and special assessments owing on the Property which are or come due on or before the date of closing so that the Property is sold free and clear of liens and monies owed to the Association. If a special assessment may be paid in installments without penalty over a period of time, those installments coming due before the date of Closing shall be paid by the Seller and those installments coming due after the Closing shall be paid by the Buyer.

C. AMOUNTS TO BE PAID BY BUYER.

- 1. **Transfer and Initiation Fees:** Other than the amounts to be paid by Seller above, Buyer agrees to pay all other charges, fees and assessments to the Association or the Association's management company including, but not limited to, any initiation fee, new member fee, transfer fee, new account set-up fee and fees to transfer keys, gate openers, fobs and other similar equipment.

IV. Fees to be Paid to the Association.

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

A. ANNUAL ASSOCIATION ASSESSMENTS.

- 1. **Mandatory Membership Association:** 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 4104.00 and is paid in monthly 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.

B. 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 \$ _____.

C. TRANSFER AND INITIATION FEES. [Select all which apply. The sections not checked shall not be a part of this Agreement.]

Buyer will need to pay the following Fees at Closing or as part of moving into the community:

- Initiation Fee \$ _____;
 - Transfer Fee \$ _____;
 - New Account Fee \$ _____;
 - Move-In Fee \$ _____;
 - Fee to Transfer Common Area Keys, Gate Openers, Fobs, Etc. \$ _____; or
 - Other _____ \$ _____.
- (Collectively, "Transfer and Initiation Fees").

If any of the Transfer and Initiation Fees set forth above increase from what is either: a) initially disclosed to Buyer above; or b) is subsequently disclosed in a notice given from Seller to Buyer not later than 3 days prior to the end of any Due Diligence Period or if any Transfer and Initiation Fees are not disclosed, then all such increases or undisclosed Transfer and Initiation Fees shall be paid by Seller.

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D. ASSESSMENTS PAY FOR FOLLOWING SERVICES AND AMENITIES. The following services and amenities are paid for by the Association from the annual assessment: *[Select all which apply. The sections not checked shall not be a part of this Agreement.]*

Utilities for Property

- Gas
- Water
- Electric
- Heating
- Sewer

Services

- Concierge
- Gate Attendant
- Trash Pickup
- 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 Control
- Termite Control
- Fire Insurance on Property
- Common Area Insurance

V. Litigation. There is or is not any threatened or existing litigation relating to alleged construction defects in the Community in which the community association is involved.

If there is threatened or existing litigation, please summarize the same below:

Buyer's Initials:

Seller's Initials: 
11/11/17 9:32AM EST

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LEAD-BASED PAINT EXHIBIT " " "



2017 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale or lease of that certain Property known as: 6700 Roswell Rd #6D _____, Sandy Springs _____, Georgia 30328 _____.

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

Every purchaser or tenant 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 or Landlord of any interest in residential real property is required to provide the Buyer or Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Seller's or Landlord's possession and notify the Buyer or Tenant 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/Landlord's Disclosure.

GW
09/06/17
3:11 PM EDT

Initials of Seller / Landlord

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/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

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

3. Buyer's/Tenant's Acknowledgment.

GW
09/06/17
3:11 PM EDT

Initials of Buyer / Tenant

A. Buyer/Tenant has received copies of all information, if any, listed above.

B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

C. Buyer/Tenant 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.

4. Broker's Acknowledgment.

AS

Initials of Broker or Licensee of Broker

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

5. 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.

1 Buyer/Tenant Signature Date

2 Buyer/Tenant Signature Date

Additional Signature Page is is not attached.

Selling/Leasing Broker Date

Grant Della Noche
dotloop verified
09/06/17 1:31PM EDT
0E0T-X75H-PVKU-OGOP

1 Seller/Landlord Signature Date

2 Seller/Landlord Signature Date

Additional Signature Page is is not attached.

Heather Graf 11/15/17
Listing 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/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Beth Boswell IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.



Affiliated Marketing Disclosure Statement

Buyer/Seller: _____

Pursuant to the Real Estate Settlement Procedures Act (RESPA) and Laws of the State of Georgia, this disclosure is required in order to disclose to you the business relationship between *Atlanta Perimeter, LLC DBA Keller Williams Atlanta Perimeter* and *Ganek Wright Minsk, PC, Attorneys at Law*, as well as *WR Starkey Mortgage, LLP*. *Keller Williams Atlanta Perimeter* has entered into Marketing Alliances with *Ganek Wright Minsk, PC* and *WR Starkey Mortgage, LLP*. Due to these Marketing Alliances, *Keller Williams Atlanta Perimeter* will receive financial compensation from *Ganek Wright Minsk, PC* and *WR Starkey Mortgage, LLP* in exchange for marketing their services. However, there is no direct compensation paid to any individual agent.

YOU ARE NOT REQUIRED TO USE THE SERVICES OF GANEK WRIGHT MINSK, PC OR WR STARKEY MORTGAGE, LLP.

Estimated below are the ranges of charges that may be charged to you by these companies to preform settlement services on your behalf.

Service Provider	Settlement Services	Range of Charges for Settlement Services
<i>Ganek Wright Minsk</i>	Closing Title Insurance	\$450 - \$800 \$2/\$1,000 - \$3/\$1,000 of the purchase price
<i>WR Starkey Mortgage</i>	Lender Services	0 to 1% of loan amount

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Although *Keller Williams Atlanta Perimeter* does not have an affiliated relationship with any particular home warranty company, if a home warranty is purchased in connection with this transaction, one of the agents involved may receive payment in compensation for the work performed by the agent in arranging for the home warranty.

ACKNOWLEDGEMENT: The undersigned parties to the transaction have read and understand this disclosure form. The undersigned understand that *Keller Williams Atlanta Perimeter* received financial compensation for the marketing of the above listed service providers.

Grant Della Vecchia dotloop verified 09/06/17 1:31PM EDT HK5G-OXRC-V8VK-BEKB

Buyer/Seller

Date

Grant Della Vecchia dotloop verified 09/06/17 1:31PM EDT KC9A-D3AA-DH5I-TQNA

Buyer/Seller

Date

Exhibit _____

IDENTITY THEFT AND WIRE FRAUD AWARENESS AND PREVENTION NOTICE

Criminals engaged in identity theft or wire fraud are targeting the email accounts of the parties involved in real estate transactions – you, the real estate agents, the mortgage brokers, the lawyers from the closing firm, and the title agents.


Your real estate brokerage, and its employees and independent licensed agents, will **NEVER** send you any electronic or written communication with instructions directing you to wire funds for closing, asking you to provide bank account numbers, or requesting that you provide other sensitive personal or financial information.

If you receive any communication from anyone, be it electronic or otherwise, with instructions for making an earnest money deposit or for sending funds for closing, **you must personally verify** the instructions by **telephone** (by calling a prior verified phone number and not the phone number on the communication) or **in person** with the agent/mortgage broker/closing firm/title agency sending such request, before providing such information and before authorizing any funds transfers. **Be especially aware of any change requests subsequent to the original wiring/money transfer communication.**

If you receive any electronic or written communication regarding wiring instructions or other sensitive information that appears to come from your real estate agent or his/her real estate company, please contact your real estate agent **immediately** in person or by telephone, by calling a prior verified phone number and not the phone number on the communication.

ACKNOWLEDGMENT

I/we have read this Notice, and understand that neither my real estate brokerage, nor its independent licensed agents, will ever send me/us any electronic communication with instructions to wire funds for closing, to provide bank account numbers, or to provide other sensitive personal or financial information. If I/we receive any communication from anyone, be it electronic or otherwise, with instructions for making an earnest money deposit or for sending funds for closing, I/we will personally verify the instructions by telephone (by calling a prior verified phone number and not the phone number on the communication) or in person with the agent/closing firm/title agency sending such request before providing such information and before authorizing any funds transfers.

<div data-bbox="251 1444 766 1516" style="border: 1px solid black; padding: 2px;">  <div style="float: right; font-size: 8px;"> dotloop verified 09/06/17 1:31PM EDT C00D-CJ09-LG59-QDVG </div> </div> <p>Signature</p> <div style="border: 1px solid black; width: 180px; height: 25px; margin: 5px auto;"></div> <hr/> <p>Type or print name</p> <hr/> <p>Date</p>	<div style="border: 1px solid black; width: 300px; height: 25px; margin-bottom: 5px;"></div> <p>Signature</p> <hr/> <p>Type or print name</p> <hr/> <p>Date</p>
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CONDOMINIUM RESALE PURCHASE AND SALE

EXHIBIT " _____ "

(not to be used on initial sale of unit)



2017 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 6700 Roswell Rd #6D, Sandy Springs, _____, Georgia 30328

1. Legal Description. The full legal description of the Property is: Unit _____ of _____ Condominium ("Condominium"), located in Land Lot 73 of the 17th District of the Fulton County, Georgia, together with its percentage interest in the common elements of the Condominium, and any limited common elements assigned to the unit ("Unit"). The Condominium was created by the Declaration of Condominium for any Condominium ("Declaration"), recorded in Deed Book 5871, Page 259, et seq. of the above county records ("Declaration"), and shown on the plat of survey filed in Condominium Plat Book 3, Page 65, of the land records of the above county, and on the floor plans filed in Condominium Floor Plan Book _____, Page _____, of the above county.

2. Common Expense Assessments. Seller shall pay his or her share of assessments and other common expenses assessed against and owing on Unit, as provided for in the Declaration, which assessments and other common expenses shall be prorated through the date of the closing. Buyer shall pall all common expenses assessed against and owing on the Unit after the date of closing in accordance with the terms and provisions of the Declaration. In addition to all other sums due hereunder. Buyer agrees at closing to pay to the condominium association any required initiation fee of contribution to the working capital or reserve fund of the condominium association.

3. Common Elements Sold "As-Is." Since the seller of a condominium Unit cannot normally repair and/or replace defects in the common elements of the condominium, the common elements of the Condominium, including any limited common elements assigned to Unit in the Declaration, are being sold "as is" with all faults including but not limited to lead-based paint, lead-based paint hazards and damage from termites and other wood-destroying organisms. Seller shall have no obligation to make repairs to the common elements of the Condominium. Buyer acknowledges that Buyer has evaluated the condition of the common elements of the Condominium prior to entering into this Agreement. The term "Unit" as use in this Inspections Paragraph (notwithstanding and other definition of "Unit" contained in the Agreement to the contrary) shall mean the Unit excluding the common elements and any limited common elements assigned to Unit in the Declaration.

Buyer's Initials: _____

Seller's Initials: _____



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WEDNESDAY, NOVEMBER 15, 2017



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Busque Información en Español

Site Map A-Z Index Text A A A

Condominiums List

Message: CONDOMINIUMS SUCCESSFULLY COMPLETED

RECEIVED

Condominiums (HRAP/DELRAP Approval Method) as of 11/15/2017

Condominiums as of 11/15/2017

(1 records were selected, 1 records displayed.)

Condo Name	Condo ID / Submission	Address	County	Approval Method	Composition of Project	Comments	Document Status	Manufactured Housing	FHA Concentration	Status	Status Date	Expiration Date
RALEIGH SQUARE CONDOMINIUM	A000586001	6700 ROSWELL ROAD ATLANTA, GA 30328	FULTON	HRAP	Multiple buildings. Total 180 units.	Exists	Recorded/ Not Uploaded	No	19.44%	Approved	02/03/2017	02/03/2017

Search criteria:

Approval Method: HRAP/DELRAP
 Sorted by: State
 State: GA
 County:
 Condo ID:
 Condo Name: Raleigh Square
 City:
 Zip Code:
 Status: All Statuses
 Search Type: Project
 Begin Date:
 End Date:

[Previous]

Deed Book 38747 Pg 473
 Filed and Recorded Oct-28-2004 07:41am
 2004-0326620
 Real Estate Transfer Tax 10.00
 Juanita Hicks
 Clerk of Superior Court
 Fulton County, Georgia
 I HEREBY CERTIFY THAT THIS DEED IS CORRECTLY FILED IN ACCORD WITH THE REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA.

Prepared By:
 McCalla, Raymer, Padriak, Cobb, Nichols & Clark
 Building 400, Suite 1050
 1000 Abernathy Road
 Atlanta, GA 30328

File Number: 51795601-NP2

Purchaser: Grant O. Della Vecchia 51795601
 Property: 6700 Roswell Road Unit 6D, Atlanta, GA 30328

SPECIAL WARRANTY DEED

STATE OF FL COUNTY OF ORANGE

THIS INDENTURE, made on the 30TH day of SEPTEMBER, 2004, by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veteran Affairs, Washington, DC 20420, hereinafter referred to as Grantor, and Grant O. Della Vecchia, hereinafter referred to as Grantee.

WITNESSETH; that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, and assigns:

All that tract or parcel of land lying and being in Land Lot 73 of the 17th District, Fulton County, Georgia, being more particularly described as follows:

The whole or such parts of these lands having been subject to the Condominium form of Ownership under provisions of the Georgia Apartment Ownership Act and subsequent, the Georgia Apartment Condominium Act of 1975, by Declaration of Raleigh Square Condominiums recorded in Deed Book 5871, Page 259, et seq., Fulton County Records, as amended, in Deed Book 6955, Page 301. The precise property herein conveyed is identified and more particularly described in said Declaration, or any amendment thereof and in the Master Plat dated June 11, 1973 and recorded in Condominium Plat Book 3, Page 65, Fulton County, Records, and is known as Residence 6D of Raleigh Square Condominiums, together with all appurtenances thereto, the description as contained in the above mentioned Declaration or Amendment and Master Plat being expressly by referenced incorporated and made a part hereof. The transfer of the aforesaid residence herein conveyed, includes without limiting the generality of the foregoing, an undivided .500 percent interest in the common areas and facilities of the Condominium known as Raleigh Square Condominiums.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said party of the second part, and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.