

**Seller's Property Condition
Disclosure Statement**
(Improved Property)

Name of Seller(s): William Gage Hickox

Property Address: 4659 Greenville Rd, LaGrange, Georgia, 30241 (the "Property")

Purpose of Statement and Disclaimer:

This is a statement by the Seller pertaining to certain conditions and information concerning the Property known to the Seller. Unless otherwise indicated, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the Property or the land. Also, unless otherwise indicated, the Seller has not conducted any inspection of generally inaccessible areas such as underneath floor or wall coverings, under the foundation or on the roof. This Seller's Property Condition Disclosure Statement is not a warranty of any kind by the Seller, or by any agent representing the Seller. It is not a substitute for any inspections or tests to be conducted by the Buyer, and it is the Buyer's responsibility to obtain independent professional inspections, surveys, environmental tests, public records and any other information available pertaining to the Property. In no event shall the parties hold the Seller's Broker liable for any representations not directly made by the Broker or Broker's Agent.

Instructions to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form to the best of your ability.
- If some items do not apply to the Property, check "N/A" (Non-applicable). If you do not know the answer, check "Unknown."

Seller's Statement:

The Seller makes the following representations to the Buyer based upon the Seller's actual knowledge at the time of signing this document. Unless otherwise indicated, the term "Property" includes the land and any enclosed structure on the land, including any sheds, outbuildings, garages or other detached structures, but not including any purely recreational or landscaping structures, such as swing sets, gazebos or arbors. The Seller acknowledges that a knowingly false or incomplete statement by the Seller on this form may subject the Seller to claims by the Buyer prior to or after the transfer of title. The Seller authorizes any agent acting on Seller's behalf, if any, to provide a copy of this statement to a prospective buyer of the residential real Property. The following are representations made by the Seller and are not the representations of the Seller's agent.

GENERAL INFORMATION/OWNERSHIP

- When did you acquire the Property? 2020
Year
- Since when have you occupied the Property? 08/2020
Month/Year
- When was the dwelling built? 1948
Year

Have there been any major changes or renovations to the house or attached structures exceeding \$1,000 since it was originally built? ☒ Yes ☐ No

If yes, please explain. routine maintenance and necessary updates such as electrical, plumbing, HVAC, etc.

If yes, were all legally required permits, licenses and inspections related to the work obtained? ☐ Yes ☐ No

- Was any part of the Property built before 1978? ☒ Yes ☐ No

If yes, which part? the home

If yes, Seller must complete Lead Based Paint Disclosure and an investigation for the presence of lead-based paint is encouraged.

- Is the house vacant? ☐ Yes ☒ No If yes, since when? _____

Month/Year

6. Does anybody other than you have a lease, easement or any other right to use or occupy any part of the Property other than those stated in public record documents, such as rights to use a road or path or cut trees? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

7. Other than outstanding mortgages, are there any third party claims against the title to the Property such as contractor's liens, easements (other than general utility easements) or legal judgments? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

8. Are there any features of the Property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? ☒ Yes ☒ No ☐ Unknown

If "Yes," explain: ~~_____~~

9. Is the Property encumbered by any covenants or restrictions, or governed by a homeowner's association? ☐ Yes ☒ No ☐ Unknown

If "Yes," are there any special assessments, homeowner or other association fees that apply to the Property? ☐ Yes ☐ No ☐ Unknown ☐ N/A

If "Yes," explain and attach Community Association Exhibit: _____

10. Is any or all of the Property located in a designated floodplain or wetland? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

11. Is the Property located in an agricultural district? ☐ Yes ☐ No ☒ Unknown

If "Yes," explain: _____

12. Has this Property ever been used as a landfill, had fuel storage tanks above or below the ground, or had motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise released on the Property, or from the Property onto any other property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

13. Is there now, or has there been, any evidence of erosion, settlement or other soil movement on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

14. At any time of the year, are there any springs, streams, ponds, dams or other water retention facilities on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

15. In which public school districts is the Property located? Elementary School Hogansville Elementary
Middle School Callaway Middle High School Callaway High

STRUCTURAL

16. Is there now, or has there been, any wood rot or water damage to the main dwelling or any other enclosed structure located on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: maybe in the past but as of now no

17. Is there now, or has there been, any fire or smoke damage to the main dwelling or any other enclosed structure located on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

18. Is there now, or has there been, any storm or weather related damage to the main dwelling or any other enclosed structure located on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

19. Is there now, or has there been, any termite, insect, rodent or pest infestation or damage to the main dwelling or any other enclosed structure on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

20. Is the main dwelling or any other enclosed structure on the Property covered under a current termite bond? ☒ Yes ☐ No ☐ Unknown

If "Yes," explain: has Pest and termite Control

21. Is the main dwelling or any other enclosed structure on the Property currently being serviced by a pest control company? ☒ Yes ☐ No ☐ Unknown

If "Yes," explain: Knex Pest Control

22. Is there any portion of the exterior siding of the main dwelling or any other enclosed structure that consists of synthetic stucco? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

23. Are you aware of any asbestos or past asbestos remediation affecting the main dwelling or any other enclosed structure located on the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

24. Has the Property been tested for radon? ☐ Yes ☐ No ☒ Unknown

If "Yes," explain: _____

25. Has the main dwelling or any other enclosed structure been tested for lead-based paint? ☐ Yes ☐ No ☒ Unknown

If "Yes," explain: _____

26. What is the type of roof/roof covering on the main dwelling (shingle, slate, asphalt, tile, other)?

Shingle

27. Are there any known leaks or other material defects in the roof of the main dwelling or any other enclosed structure? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

28. When was the roof installed?

unknown (maybe a few years ago?)

Year

29. Is there a transferable warranty on the roof in effect now?

☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

If "Yes," when does the warranty expire? _____

30. Are there any known material defects in the gutters or downspouts of the main dwelling or any other enclosed structure? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If "Yes," explain: _____

31. Are there any known material defects in any of the following structural systems of the main dwelling or any other enclosed structure, including, but not limited to, footings, beams, girders, lintels, columns, partitions, retaining walls? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

MECHANICAL SYSTEMS AND OTHER

32. What is the source of water serving the Property? ☐ Well ☐ Private ☐ Municipal ☒ Other

If "Other," explain: CITY OF Lagrange Public Water

If a well, is the well shared with any other property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

33. Are there any known issues with water quality and/or flow rate? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: _____

34. What is the type of sewage system? ☐ Public Sewer ☐ Private Sewer ☒ Septic Tank ☐ Other

If "Other," explain: _____

35. If septic tank or other, when was it installed? _____ ☒ Unknown Date last serviced? 10/21 ☐ Unknown
Year Month/Year

36. What is the type of plumbing system? ☐ Copper ☒ PVC ☐ Polybutylene ☐ Galvanized Iron ☐ Other ☐ Unknown

If "Other," explain: _____

37. Are there any known material defects with the plumbing or sewage systems? ☒ Yes ☐ No ☐ Unknown ☐ N/A

If "Yes," explain: SEPTIC drain fields will have to be repaired

38. What type of water heater services the main dwelling? ☐ Gas ☒ Electric ☐ Solar ☐ Other

If "Other," explain: _____

39. What size is the water heater? (In Gallons) 40? Is it tankless? ☐ Yes ☒ No ☐ Unknown ☐ N/A

40. When was the water heater installed? unknown
Year

41. Is there a transferable warranty on the water heater in effect now? ☐ Yes ☐ No ☒ Unknown ☐ N/A

If "Yes," explain: _____

If "Yes," when does it expire? _____

42. What type of heating system services the main dwelling? ☐ Gas ☐ Electric ☐ Solar ☒ Propane ☐ Other

If "Other," explain: _____

43. Does the heating/air conditioning system have a high-efficiency filter? ☐ Yes ☐ No ☒ Unknown

44. When was the heating/air conditioning system installed? 2006? believe
Year

45. Is there a transferable warranty on the heating/air conditioning system in effect now? ☐ Yes ☐ No ☒ Unknown
If "Yes," explain: _____

If "Yes," when does the warranty expire? _____

46. Are there any known material defects with the electrical system? ☐ Yes ☒ No ☐ Unknown ☐ N/A
If "Yes," explain: _____

47. Does the electrical system use fuses or circuit breakers? ☐ Fuses ☒ Circuit Breakers ☐ Unknown ☐ N/A

48. Have there been, or are there presently, any flooding, drainage or grading problems that have resulted in standing water on any portion of the Property? ☐ Yes ☒ No ☐ Unknown
If "Yes," explain: _____

49. Has the basement ever had seepage that resulted in standing water? ☐ Yes ☐ No ☐ Unknown ☒ N/A
If "Yes," explain: _____

50. Have there been any major renovations of \$500 or more done to the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," explain: not in the past few years that i recall

51. Does the Property have any special energy efficient features? ☒ Yes ☐ No ☐ Unknown

If "Yes," explain: newer appliances

52. Are there any fixtures or items permanently attached to the Property that are not included in the sale? ☐ Yes ☒ No
If "Yes," explain: _____

53. Have there been any prior professional inspections performed on the Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If "Yes," explain: not since i bought the home

Have there been or are there any known material defects in any of the following?

54. Security Alarm system ☐ Yes ☐ No ☐ Unknown ☒ N/A
55. Carbon monoxide detector? ☐ Yes ☐ No ☐ Unknown ☒ N/A
56. Smoke detector? ☐ Yes ☒ No ☐ Unknown ☐ N/A
57. Fire sprinkler system? ☐ Yes ☐ No ☐ Unknown ☒ N/A
58. Foundation/slab? ☐ Yes ☒ No ☐ Unknown ☐ N/A
59. Interior walls/ceilings? ☐ Yes ☒ No ☐ Unknown ☐ N/A
60. Exterior walls or siding? ☐ Yes ☒ No ☐ Unknown ☐ N/A
61. Floors? ☐ Yes ☒ No ☐ Unknown ☐ N/A
62. Chimney/fireplace or stove? ☐ Yes ☒ No ☐ Unknown ☐ N/A
63. Patio/deck? ☐ Yes ☒ No ☐ Unknown ☐ N/A
64. Gas Grill? ☐ Yes ☐ No ☐ Unknown ☒ N/A
65. Lawn Sprinkling System? ☐ Yes ☐ No ☐ Unknown ☒ N/A
66. Oven/Range? ☐ Yes ☒ No ☐ Unknown ☐ N/A
67. Refrigerator? ☐ Yes ☒ No ☐ Unknown ☐ N/A
68. Dishwasher? ☐ Yes ☐ No ☐ Unknown ☒ N/A
69. Microwave Oven? ☐ Yes ☒ No ☐ Unknown ☐ N/A
70. Garbage Disposal? ☐ Yes ☒ No ☐ Unknown ☐ N/A

71. Trash Compactor? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 72. Attic Fan? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 73. Ceiling Fans? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 74. Intercom? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 75. Washer? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 76. Dryer? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 77. Sauna/Hot Tub? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 78. Pool/Pool Liner? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 79. Garage Doors? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 80. Garage Door Openers? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 81. Driveway? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 82. Walkways? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 83. Patio/Deck? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 84. Fence? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 85. Mailbox? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 86. TV Antenna? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 87. Sump Pump? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If "Yes" to any of the above, explain:

☐ Check here if additional pages are attached to this Seller's Property Condition Disclosure.

NOTE TO SELLER: Seller ☐ agrees ☐ does not agree to provide to Buyer a copy of any written report of prior professional inspections of the Property received by Seller. Seller acknowledges that any future inspections of the Property may necessitate a revision to the Seller's Property Condition Disclosure Statement.

Seller's Certification:

Seller certifies that the information in this Seller's Property Condition Disclosure Statement is true and complete to the best of Seller's actual knowledge as of the date signed by the Seller. If Seller acquires knowledge which renders the Seller's Property Condition Disclosure Statement provided previously materially inaccurate, the Seller shall deliver a revised Seller's Property Condition Disclosure Statement to the Buyer as soon as is practicable. In no event, however, shall Seller be required to provide a revised Seller's Property Condition Disclosure Statement after the transfer of title from the Seller to the Buyer or occupancy by the Buyer, whichever event comes first.

Seller:

➤ Gage Hickox

Date: 08-07-22

Gage Hickox
Seller Printed Name

Date: _____

➤ _____
Seller Printed Name

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement, and Buyer understands that the information contained in this Seller's Property Condition Disclosure is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller's agent.

Buyer:

➤ _____

Date: _____

Buyer Printed Name

Date: _____

➤ _____
Buyer Printed Name

Additional Page(s) for Seller's Property Condition Disclosure Statement

☐ Check here if additional pages are attached to this Seller's Property Condition Disclosure.

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Initials: _____

Bed/Bath

Bedrooms Lower^R ___ Bedrooms Main^R 3 Bedrooms Upper^R ___
 Full Baths Lower^R ___ Full Baths Main^R 2 Full Baths Upper^R ___
 Half Baths Lower^R ___ Half Baths Main^R ___ Half Baths Upper^R ___

System will calculate totals

Interior

Accessibility

- ☒ 32" Doors
- ☒ Bath Access Wheelchair
- ☐ Elevator Access Wheelchair
- ☐ Garage Van Access
- ☒ Low Door Handles
- ☒ Low Kitchen Counters
- ☒ Low Switches
- ☐ Other (See Remarks)
- ☐ Ramps
- ☐ Shower Access Wheelchair
- ☐ Stepless Entry
- ☒ Wide Hall

Basement^R

- ☐ Bath Finished
- ☐ Bath Studded
- ☐ Block
- ☐ Boat Door
- ☐ Concrete
- ☐ Crawlspace
- ☐ Daylight
- ☐ Earthen
- ☐ Entrance - Inside
- ☐ Entrance - Outside
- ☐ Finished Rooms
- ☐ Full
- ☐ Partial
- ☐ Pier
- ☒ Slab / None

Cooling Source^R

- ☒ Electric
- ☒ Gas
- ☐ Other (See Remarks)
- ☐ Solar

Cooling Type^R

- ☒ Ceiling Fan
- ☒ Central
- ☒ Heat Pump
- ☐ No Cooling
- ☐ Other (See Remarks)
- ☐ Whole House Fan
- ☐ Window Units
- ☐ Zoned / Dual

Energy Related^R

- ☐ Certified Earthcraft
- ☐ Certified Energy Wise
- ☒ Certified EnergyStar
- ☐ Certified Good Cents
- ☐ Double Pane / Thermo
- ☐ Geothermal
- ☒ Insulation - Ceiling

Energy Related^R (continued)

- ☐ Insulation - Floors
- ☐ LEED Certified
- ☐ None
- ☒ Programmable Thermostat
- ☐ Roof Vent Fans
- ☐ Storm Doors
- ☐ Storm Windows
- ☐ Tankless Water Heater
- ☒ Water Heater - Electric
- ☐ Water Heater - Gas
- ☐ Water Heater - Solar

Equipment

- ☐ Alarm - Burglar
- ☐ Alarm - Carbon Monoxide
- ☒ Alarm - Smoke / Fire
- ☐ Central Vacuum
- ☐ Dryer
- ☐ Electric Air Filter
- ☐ Fire Sprinkler
- ☐ Generator
- ☐ Intercom / Radio
- ☐ Satellite Dish
- ☐ Washer
- ☐ Water Softener

Fireplaces^R 2

Total number of fireplaces

Fireplace Location

- ☐ In Basement
- ☐ In Great / Family Room
- ☒ In Living Room
- ☒ In Master Bedroom
- ☐ Other (See Remarks)
- ☐ Outside

Fireplace Type

- ☐ Factory Built
- ☐ Gas Starter
- ☒ Masonry
- ☐ Metal
- ☐ Wood Stove

Heating Source^R

- ☒ Electric
- ☒ Gas
- ☐ Oil
- ☐ Other (See Remarks)
- ☐ Propane
- ☐ Solar
- ☐ Wood

Heating Type^R

- ☐ Baseboard
- ☒ Ceiling Electric
- ☒ Central
- ☐ Floor Furnace
- ☐ Floor Radiant
- ☐ Forced Air
- ☐ Heat Pump
- ☐ No Heating
- ☐ Other (See Remarks)
- ☐ Space Heater
- ☐ Steam / Hot Water
- ☐ Zoned / Dual

Interior^R

- ☒ Attic Expandable
- ☐ Bookcases
- ☐ Cable In Street
- ☒ Cable TV Connection
- ☒ Ceilings 9' Plus
- ☐ Ceilings - Trey
- ☐ Ceilings - Vaulted
- ☐ Double Vanity
- ☐ Elevator
- ☐ Exposed Beams
- ☐ Foyer - 2 Story
- ☐ Foyer - Entrance
- ☐ Garden Tub
- ☐ Gas Logs
- ☐ Handicap Access
- ☒ Hardwood Floors
- ☐ Other (See Remarks)
- ☐ Pull Down Attic Stairs
- ☐ Rear Stairs
- ☐ Recently Renovated
- ☐ Sauna
- ☒ Separate Shower
- ☐ Skylight
- ☐ Tile Bath
- ☐ Tile Floors
- ☒ Walk-in Closet
- ☐ Wall to Wall Carpet
- ☐ Wet Bar
- ☐ Whirlpool Bath

Kitchen / Breakfast

- ☐ Breakfast Area
- ☐ Breakfast Bar
- ☐ Breakfast Room
- ☒ Country Kitchen
- ☐ Island
- ☐ Keeping Room
- ☒ Pantry
- ☐ Second Kitchen
- ☐ Solid Surface Counters
- ☐ Walk-in Pantry

Kitchen Equipment^R

- ☐ Convection Oven
- ☐ Cooktop - Separate
- ☐ Dishwasher
- ☐ Double Oven
- ☒ Garbage Disposal
- ☒ Ice Maker Line
- ☐ Indoor Grill
- ☒ Microwave - Built In
- ☐ None
- ☐ Other (See Remarks)
- ☒ Oven - Wall
- ☒ Range / Oven
- ☐ Refrigerator
- ☐ Trash Compactor

Laundry Location

- ☐ Basement
- ☐ Garage
- ☐ Hall
- ☐ Kitchen Area
- ☒ Mud Room
- ☒ Other (See Remarks)
- ☐ Upstairs

Laundry Type

- ☒ Closet
- ☐ No Laundry
- ☒ Other (See Remarks)
- ☐ Room

Rooms^R

- ☒ Bonus Room
- ☐ Den
- ☐ Dining Rm / Living Rm Combo
- ☐ Dining Rm - L Shaped
- ☐ Dining Room Seats 12+
- ☒ DR-Separate
- ☐ Exercise Room
- ☒ Family Room
- ☐ Great Room
- ☐ In-Law Suite or Apartment
- ☐ Library / Office
- ☐ Loft
- ☒ LR Separate
- ☒ Master on Main Level
- ☐ Other (See Remarks)
- ☐ Rec Room
- ☐ Roommate Plan
- ☐ Solarium / Sun Room
- ☒ Split Bedroom Plan
- ☐ Studded Bath
- ☐ Theater / Media Room
- ☐ Wine Cellar

Water

Boathouse/Dock

- ☐ Boathouse - 1 Slip
- ☐ Boathouse - 2 Slip
- ☐ Boathouse - 3 plus
- ☐ Covered Dock - 1 Slip
- ☐ Covered Dock - 2 Slip
- ☐ Covered Dock - 3 plus
- ☐ Dock Approval Required
- ☐ Dock Rights
- ☐ Floating Dock
- ☐ No Dock or Boathouse
- ☐ No Dock Rights
- ☐ Seawall
- ☐ Shared Dock
- ☐ Stationary Dock
- ☐ Uncovered - No Slip
- ☐ Verbal Appr Dock Permit

Feature Name _____
Name of lake/river/other

Waterfront _____ FT
Estimated length

Property Setting

- ☐ Borders US / State Park
- ☐ Creek
- ☐ Lake
- ☐ Mountain
- ☐ Ocean / Gulf
- ☐ River

Water Description

- ☐ Corps of Engineers Controlled
- ☐ Deep Water Access
- ☐ Lagoon
- ☐ Lake Access
- ☐ Marsh
- ☐ Pond
- ☐ Private
- ☐ Stream / Creek / River
- ☐ Tidal
- ☒ Utility Company Controlled
- ☐ Water View
- ☐ Waterfront

Exterior

Construction^R

- ☐ - Aluminum / Vinyl
- ☐ - Brick / Frame
- ☐ - Brick 3 Sided
- ☐ - Brick 4 Sided
- ☐ - Brick Front
- ☐ - Concrete Siding
- ☐ - Log
- ☐ - Other (See Remarks)
- ☐ - Press Board Siding
- ☐ - Rough-Sawn Siding
- ☐ - Steel Frame
- ☐ - Stone
- ☐ - Stone / Frame
- ☐ - Stucco EIFS
- ☐ - Stucco Real
- ☐ - Stucco Unspecified
- ☐ - Tabby
- ☒ - Wood Siding

Exterior

- ☐ - Balcony
- ☐ - Barn
- ☐ - Deck / Patio
- ☒ - Dog Run / Pen
- ☒ - Fenced Yard
- ☒ - Garden Area
- ☐ - Gas Grill
- ☐ - Gazebo
- ☐ - Green House
- ☐ - Hot Tub
- ☐ - Other (See Remarks)
- ☒ - Out Building
- ☐ - Outdoor Kitchen
- ☐ - Pool - Above Ground
- ☐ - Pool - In Ground
- ☐ - Pool House
- ☐ - Pool Screened / Enclosed
- ☒ - Porch

Exterior (continued)

- ☐ - Screen Porch
- ☐ - Sprinkler System
- ☐ - Stables
- ☐ - Tennis Court
- ☐ - Veranda
- ☐ - Water Feature
- ☒ - Workshop

Lot Description^R

- ☐ - City View
- ☐ - Corner
- ☐ - Cul De Sac
- ☐ - Golf Course
- ☐ - Greenbelt
- ☐ - Level Lot
- ☐ - Mountain View
- ☐ - None
- ☒ - Open Land
- ☒ - Private Backyard
- ☐ - Sloping
- ☐ - Valley View
- ☒ - Wooded

Lot Size^R

- ☐ - Less than 1/3 Acre
- ☐ - 1/3 - 1/2 Acre
- ☐ - 1/2 - 1 Acre
- ☐ - 1 - 2 Acres
- ☒ - 2 - 5 Acres
- ☐ - 5 - 10 Acres
- ☐ - 10 - 20 Acres
- ☐ - 20 - 50 Acres
- ☐ - 50 - 100 Acres
- ☐ - 100 Plus Acres

Parking^R

- ☐ - 1 Car
- ☐ - 2 Car
- ☒ - 3 Car or More
- ☐ - Assigned Space
- ☐ - Attached
- ☐ - Auto Garage Door
- ☐ - Carport
- ☐ - Detached
- ☐ - Drive Under / Basement
- ☐ - Garage
- ☐ - Kitchen Level Entry
- ☐ - None
- ☐ - Parking Pad
- ☐ - Parking Shed
- ☐ - RV / Boat Parking
- ☒ - Side / Rear Entrance
- ☐ - Storage

Roof Type

- ☐ - Composition
- ☐ - Concrete
- ☐ - Copper
- ☐ - Metal / Steel
- ☒ - Other (See Remarks)
- ☐ - Slate
- ☐ - Tar / Gravel
- ☐ - Tile
- ☐ - Tin
- ☒ - Wood Shingle

Stories^R

- ☒ - 1 Story
- ☐ - 1.5 Stories
- ☐ - 2 Stories
- ☐ - Over 2 Stories
- ☐ - Multi-Level
- ☐ - Split Foyer
- ☐ - Split Level

Style^R

- ☐ - A-Frame
- ☐ - Adirondack
- ☐ - Bungalow / Cottage
- ☐ - Cabin
- ☐ - Cape Cod
- ☐ - Cluster
- ☐ - Colonial
- ☐ - Contemporary
- ☒ - Country / Rustic
- ☐ - Craftsman
- ☐ - European
- ☐ - French Provincial
- ☐ - Mediterranean

☐ - Mobile Home
☐ - Modular Home
Must be permanently attached to land and sold as real estate

- ☐ - Other (See Remarks)
- ☐ - Ranch
- ☐ - Traditional
- ☐ - Tudor
- ☐ - Victorian

Water/Sewer^R

- ☐ - Community Well
- ☐ - Low Flow Fixtures
- ☐ - Private Sewer
- ☐ - Private Water
- ☒ - Public Water
- ☒ - Septic Tank
- ☐ - Sewer Connected
- ☐ - Sewer in Street
- ☐ - Well

Owner Initials *gjk*

Other

Date of Possession^R

- ☐ - 3-7 Days after Closing
- ☐ - At Closing
- ☐ - Negotiable
- ☒ - Other (See Remarks)

Fee Amount \$

Annual association fees - see below

Fees Include^R

- ☐ - Bldg. & Liability Insurance
- ☐ - Exterior Maintenance
- ☐ - Facilities Fee
- ☐ - Garbage Pickup
- ☐ - Grounds Maintenance
- ☐ - Heating / Cooling
- ☐ - Management Fee
- ☐ - None
- ☐ - Other (See Remarks)
- ☐ - Pest Control / Termite
- ☐ - Private Roads
- ☐ - Reserve Fund
- ☐ - Security
- ☐ - Sewer
- ☐ - Swimming
- ☐ - Tennis
- ☐ - Water

Home Warranty^R

Does seller offer a home warranty? (Y/N)

Initiation Fee \$

Association initiation fee in dollars

Neighborhood Amenities^R

- ☐ - Airstrip
- ☐ - Boat / Camper / Van Prkg
- ☐ - Clubhouse
- ☐ - Gated Community
- ☐ - Golf Course
- ☐ - Guest Lodging
- ☐ - Lake
- ☐ - Marina
- ☐ - Neighborhood Association

Neighborhood Amenities^R (continued)

- ☐ - None
- ☐ - Park
- ☐ - Physical Fit Facilities
- ☐ - Playground
- ☐ - Pool
- ☐ - Racquetball
- ☐ - Retirement Community
- ☐ - Security
- ☐ - Sidewalks
- ☐ - Stables
- ☐ - Street Lights
- ☐ - Swim Team
- ☐ - Tennis Courts
- ☐ - Tennis Team
- ☐ - Underground Utilities
- ☐ - Walk to Marla
- ☐ - Walk to Schools
- ☐ - Walk to Shopping

Photo^R

- ☐ - Broker Will Provide Photo
 - ☐ - No Photo Desired By Seller
- Owner Initials _____
- ☐ - Under Construction

Possible Financing

- ☐ - 100 PCT Financing
- ☐ - 1031 Exchange
- ☐ - Assume
- ☒ - Cash
- ☒ - Conventional
- ☐ - Credit Report Required
- ☐ - Exchange Considered

Possible Financing (continued)

- ☒ - FHA
- ☐ - FNMA Apprv
- ☐ - FNMC Apprv
- ☐ - GHFA Loan (GRFA)
- ☐ - Lease Purchase
- ☐ - Not Valid Option
- ☐ - Other (See Remarks)
- ☐ - Owner 1st
- ☐ - Owner 2nd
- ☐ - Release of Liability
- ☒ - VA

Showing Instructions^R

- ☐ - 24 Hour Access
- ☐ - 9AM to 10PM
- ☒ - Appt. Agent
- ☐ - Appt. Owner
- ☐ - Appt. Tenant
- ☒ - Call Agent Only
- ☐ - Caution Alarm
- ☐ - Caution Pet
- ☐ - Courtesy Call - Leave Msg
- ☐ - Day Sleeper
- ☐ - Key in Office
- ☐ - Lockbox GMLS Compatible
- ☐ - Lockbox Non - GMLS Compat
- (See Private Remarks)
- ☐ - See Remarks
- ☐ - Special Hours
- ☐ - Under Construction
- ☐ - Vacant

External References (ER)

If this listing is referenced elsewhere you may enter source and reference ID here

ER1 Source _____ ER1 ID _____
 ER2 Source _____ ER2 ID _____
 External Reference Source External Reference ID

Special Conditions

- ☐ - Agent Owned
- ☐ - Agent Related to Seller
- ☐ - Bank Owned
- ☐ - Corporate Relocation
- ☐ - Estate Owned
- ☐ - Fixer Upper
- ☐ - Foreclosure
- ☐ - Government Owned
- ☐ - Historic
- ☐ - Investor Owned
- ☐ - Pre-Foreclosure
- ☐ - Recently Renovated
- ☐ - Rental
- ☐ - Short Sale

Above Grade Finished

1500 SQ FT

Estimated finished area at or above ground level

Below Grade Finished

SQ FT

Estimated finished area partially or completely below ground level

Below Grade Unfinished

SQ FT

Estimated unfinished area partially or completely below ground level

Square Footage Source^R

(Please select only one)

- ☐ - Agent
- ☐ - Appraiser
- ☐ - Builder Plans
- ☐ - Other (See Remarks)
- ☐ - Owner / Seller
- ☐ - Public Record
- ☐ - Sq Ft Not Entered

System will calculate estimated Total Finished Area

^R denotes required field