

Bank of America

Cashier's Check

No. 0761103873

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 09/04/15 05:03:36 PM

NTX

DENTSVILLE

0015 7071900 0071

Pay



BANK OF AMERICA THREE ZERO ZERO ZERO CTSCTS

\*\*\*\$3,000.00

To The Order Of DUFFY REALTY ESCROW

11/2010 00-53-33648

Remitter (Purchased By): MELVIN E GIBBS

Bank of America, N.A.  
SAN ANTONIO, TX

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑈0761103873⑈ ⑆114000019⑆ 0016641000298⑈

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK.  HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

**Bank of America** 

**Customer  
Receipt**

All items are credited subject to verification, collection, and conditions of the Rules and Regulations of this Bank and as otherwise provided by law. Payments are accepted when credit is applied to outstanding balances and not upon issuance of this receipt. Transactions received after the Bank's posted cut-off time or Saturday, Sunday, and Bank Holidays, are dated and considered received as of the next business day.

Please retain this receipt until you receive your account statement.

Thank you for banking with Bank of America.  
Save time with fast, reliable deposits, withdrawals, transfers and more at thousands of convenient ATM locations.

09/04/2015 17:06 NSC T00072D R540580132  
Acct# \*\*\*\*\*2084 CC 7071900 Tlr 00015

Total Deposit To CHK	\$3,000.00
Credit Pending Posts on	09/04/2015
Available Now	\$0.00

IntRef# 18F89BE0H54B454780C3

Member FDIC  
95-14-2005B 10-2012



## COUNTEROFFER TO OR MODIFICATION OF THE UNACCEPTED ORIGINAL OFFER



This Counteroffer is made at 1 o'clock p m. on the date of 08/31/2015

**2015 Printing**

This is a Counteroffer to or modification of, as the case may be, (hereinafter collectively "Counteroffer") the unaccepted original offer ("Original Offer") set forth in the Purchase and Sale Agreement dated 08/29/2015 for property located at: 408 Water Fall Lane, Stone Mountain, Georgia 30087 ("Property"). The Original Offer is hereby incorporated in its entirety into this Counteroffer by reference.

- A. Previous Counteroffers Rejected.** Any and all previous Counteroffers made by either party are hereby rejected and shall not be considered a part of any future agreement between the parties.
- B. Effect of Accepting This Counteroffer.** The terms of this Counteroffer shall modify the Original Offer and control over any conflicting or inconsistent provisions contained therein. The acceptance of this Counteroffer only needs to be evidenced by the parties signing this Counteroffer. This Counteroffer along with the Original Offer shall constitute the entire, legally binding agreement of the parties relative to the purchase and sale of the above-referenced Property. The Binding Agreement Date of such agreement shall be the date when the party who made this Counteroffer receives notice (as that term is defined in the Original Offer), that it has been timely accepted prior to the end of the time limit of this Counteroffer.
- C. Clean Copy of Agreement.** At any time prior to closing, either party if so requested by the other shall sign a conformed or "clean" copy of the Agreement combining the terms of Original Offer with the controlling and supplemental provisions of this Counteroffer into one (1) document.
- D. Terms and Conditions.** The following terms and conditions of the Original Offer are modified as follows: *[The sections not filled in or marked N/A shall not be a part of this Counteroffer and shall remain the same as set forth in the original offer.]*

<b>Purchase Price of Property to be Paid by Buyer:</b> \$ 299,900	<b>Seller's Monetary Contribution at Closing:</b> \$ 5,000
<b>Closing Date:</b> N/A	<b>Seller Retains Possession of Property Through:</b> N/A
<b>Holder of Earnest Money ("Holder"):</b> N/A	<b>Closing Law Firm:</b> N/A
<b>Earnest Money:</b> Earnest Money shall be paid by <input type="checkbox"/> check <input type="checkbox"/> cash or <input type="checkbox"/> wire transfer of immediately available funds as follows: <input type="checkbox"/> 1. \$ _____ as of the Offer Date. <input type="checkbox"/> 2. \$ _____ within _____ days from the Binding Agreement Date. <input type="checkbox"/> 3. _____	
Property is being sold subject to a Due Diligence Period of <u>10</u> days from the Binding Agreement Date.	

**E. Other Modifications to the Original Offer:**

- 1. Seller to provide \$7,900 flooring allowance to be paid to contractor of buyer's choice at closing.  
 -----END-----

Additional pages  are or  are not attached.

**Time Limit of this Counteroffer:** This Counteroffer, which incorporates and controls over the Original Offer, shall expire at 1 o'clock p m. on the date of 9/01/2015 unless prior to that time it is accepted in writing and notice (as that term is defined in the Original Offer) is delivered to the party who made the Counteroffer.

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This Counteroffer is made at 1 o'clock p m. on the date of 08/31/2015

**Buyer Acceptance and Contact Information**

1. Melvin E Gibbs  
Buyer's Signature  
Melvin E Gibbs  
Print or Type Name  
4257 Monterey Drive  
Buyer's Address  
Florence, SC 29501  
mgibbs70@aol.com  
Buyer's E-mail Address  
843-610-0674  
Buyer's Phone #                      Fax #

2. \_\_\_\_\_  
Buyer's Signature  
\_\_\_\_\_  
Print or Type Name  
\_\_\_\_\_  
Buyer's Address  
\_\_\_\_\_  
Buyer's E-mail Address  
\_\_\_\_\_  
Buyer's Phone #                      Fax #

**Selling Broker/Affiliated Licensee Contact Information:**

DUFFY REALTY  
Selling Broker  
By: Shane Vaughn  
Broker or Broker's Affiliated Licensee  
SHANE VAUGHN  
Print or Type Name  
DUFF01                      H-44692  
MLS Office Code                      Brokerage Firm License Number  
404-482-3578                      404-475-2019  
Phone #                      Fax #  
E-Mail shanewithduffyrealty@gmail.com  
339208  
Selling Agent's Georgia Real Estate License Number  
Member of: \_\_\_\_\_ of REALTORS®

**Seller Acceptance and Contact Information**

1. Anthony Williams  
Seller's Signature  
\_\_\_\_\_  
Print or Type Name  
\_\_\_\_\_  
Seller's Address  
\_\_\_\_\_  
Seller's E-mail Address  
\_\_\_\_\_  
Seller's Phone #                      Fax #

2. Vera Williams  
Seller's Signature  
\_\_\_\_\_  
Print or Type Name  
\_\_\_\_\_  
Seller's Address  
\_\_\_\_\_  
Seller's E-mail Address  
\_\_\_\_\_  
Seller's Phone #                      Fax #

**Listing Broker/Affiliated Licensee Contact Information:**

KELLER WILLIAMS REALTY ATL PART  
Listing Broker  
By: Brenda L Conley  
Broker or Broker's Affiliated Licensee  
Brenda Conley  
Print or Type Name  
KWRS03                      H-46676  
MLS Office Code                      Brokerage Firm License Number  
678-755-5373                      678-302-9714  
Phone #                      Fax #  
E-Mail brenda@journeyhomere.com  
261069  
Listing Agent's Georgia Real Estate License Number  
Member of: Atlanta Board of REALTORS®

**Binding Agreement Date:** The Binding Agreement Date in this transaction is the date of 01/1/2015  
and has been filled in by S Vaughn

# COMMUNITY ASSOCIATION DISCLOSURE

## EXHIBIT "A"



2015 Printing

This Exhibit is part of the Agreement with an Offer Date of 08/29/2015 for the purchase and sale of that certain Property known as: 408 Waterfall Lane, Stone Mountain, Georgia 30087.

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: \_\_\_\_\_

### C. The community in which the Property is located is OR is not restricted?

If the community is age restricted, occupancy is limited to: \_\_\_\_\_

- 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: Water's Edge Homeowners Association, Inc.

Property Management Company: Homeowners' Association, Inc

Telephone Number: 770-667-0595

E-mail Address: HMS@HMS-inc.net

Mailing Address: P.O.Box 2458 Alpharetta, GA 3023-2458

Website Address of Association: www.HMS-inc.net

### F. ANNUAL ASSOCIATION ASSESSMENTS.

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

- 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 \$800.00 and is paid in 4 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.

### G. FEES CHARGED TO BUYER UPON THE SALE OF THE PROPERTY.

In purchasing the Property, Buyer may be obligated to pay to the Association or the Association's management company certain fees including, but not limited to, an initiation fee, new member fee, transfer fee, new account set-up fee and other similar fees (hereinafter collectively referred to as "Fees Due Upon the Purchase of the Property").

There  are OR  are not such Fees Due Upon the Purchase of the Property and the total amount of such Fees is estimated to be: \$ \_\_\_\_\_.

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**H. ACCOUNT STATEMENT OR CLEARANCE 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 or Clearance Letter, the payment shall be in addition to the Items Paid by Seller set forth in the Agreement.

**I. LITIGATION.** There  is or  is not any threatening or existing litigation relating to alleged construction defects in the Community in which the community association is involved.

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

**J. 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 \$ \_\_\_\_\_.

**K. 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

**L. KEYS AND SIMILAR ITEMS.**

At closing, Seller shall provide Buyer with all keys, key fobs, key cards, access codes, openers and the like for the Property and any of the following that might serve the Property or be available to the Property Owner: lobby door, elevator, service area door, garage door, parking garage control gate, community access entry gate, swimming pool gate, trash room, mailroom and mailbox, door leading to clubhouse or exercise facility and other similar facilities available in the community.

**M. 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, the service and / or amenity and the fee for using (or receiving the same) is set forth below:

**N. USE OF PROPERTY DISCLAIMER.**

Most community association legal documents contain significant restrictions on the use of the Property and on the common property available for use by the community as a whole. By way of example only, this may include restrictions on leasing, pets, the business use of the Property, noise, parking and architectural changes to the Property. Buyer is encouraged to obtain and review the community association legal documents to ensure that Buyer is familiar with the same and that such restrictions are acceptable to Buyer before the expiration of any Due Diligence Period.

**O. SELLER COOPERATION.**



Seller acknowledges that in some cases Buyer may not be able to receive information directly from the Association or its manager because the Buyer is not yet the property owner. In such an event, Seller agrees to cooperate fully with the Buyer in obtaining reasonably available information from the Association and its manager on behalf of Buyer relating to the property, the Association and/or management of the Association.

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**P. SELLER WARRANTY.**

Seller warrants that to the best of Seller's knowledge and belief, the information in this exhibit is accurate and complete. However, Buyer is encouraged to contact the Association to confirm what assessments and fees Buyer will owe when 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:  /   
08/30/15 7:21PM EDT / 08/30/15 7:25PM EDT

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# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT "     B     "



2015 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 8/29/2015 for Property known as or located at: 408 Waterfall Lane, Stone Mountain, Georgia 30087. This Statement contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT.** In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
- (2) leave no question unanswered;
- (3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Purchase and Sale Agreement;
- (4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "don't know" referencing the number of the question for which the additional explanation is being given; and
- (5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

**C. DISCLOSURES.**

	Yes	No	Don't Know
<b>1. OCCUPANCY:</b>			
(a) Is the Property vacant? If yes, how long has it been since Seller occupied the Property? <u>4 months</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. COVENANTS, FEES AND ASSESSMENTS:</b>			
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a homeowners' association? <b>[IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. LEAD-BASED PAINT:</b>			
Was any part of the residential dwelling on the Property or any painted, component, fixture or material used therein constructed or manufactured prior to 1978? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:</b>			
(a) What year was the main residential dwelling constructed? <u>1997</u>			
(b) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Have any structural reinforcements or supports been added?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Has there been any cracking, settlement or visible movement of retaining walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have there been any additions, structural changes, or any other major alterations to the original improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Has any work been done where a required building permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Is Seller aware of violations of building codes or zoning regulations or received notice of the same?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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F50, Seller's Property Disclosure Statement Exhibit, Page 1 of 6, 01/01/15

Yes No Don't Know

**5. SYSTEMS AND COMPONENTS:**

(a) What is/are the heating system(s) serving the Property?

Heat Energy Source	Area(s) Served	Approximate Age	In Working Condition?
1. <input checked="" type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> radiant <input type="checkbox"/> heat pump <input checked="" type="checkbox"/> forced air <input type="checkbox"/> _____	First Floor	12 years	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. <input checked="" type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> radiant <input type="checkbox"/> heat pump <input checked="" type="checkbox"/> forced air <input type="checkbox"/> _____	Second Floor	8 years	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> radiant <input checked="" type="checkbox"/> heat pump <input type="checkbox"/> forced air <input type="checkbox"/> _____	Basement	12 years	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> radiant <input type="checkbox"/> heat pump <input type="checkbox"/> forced air <input type="checkbox"/> _____			<input type="checkbox"/> Yes <input type="checkbox"/> No

(b) Does the heating system(s) not serve any enclosed part of the main dwelling?

(c) What is/are the air conditioning systems(s) (A/C) serving the Property?

A/C Energy Source	Area(s) Served	Approximate Age	In Working Condition?
1. <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> _____	First Floor	12 years	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> _____	Second Floor	8 years	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> Heat Pump	Basement	12 years	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> _____			<input type="checkbox"/> Yes <input type="checkbox"/> No

(d) Does the air conditioning system(s) not serve any enclosed part of the main dwelling?

(e) What is/are the water heater(s) serving the Property?

Energy Source to heat water?	Tankless?	Approximate Age	In Working Condition?
1. <input checked="" type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> solar	<input type="checkbox"/> Yes <input type="checkbox"/> No	10 year old	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> solar	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
3. <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> solar	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
4. <input type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> solar	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No

(f) Is there any system or appliance which is leased or for which the buver must pay a transfer fee to continue to use? If yes, what is the transfer fee? \$ \_\_\_\_\_  
If yes, what is the current rental fee? \$ \_\_\_\_\_ per \_\_\_\_\_

(g) Does any dwelling or garage have aluminum wiring other than in the primary service line?

(h) Are any fixtures or appliances included in the sale in need of repair or replacement?

(i) Are any fireplaces presently not working, decorative only or in need of repair?

(j) When was each fireplace, wood stove or chimney/flue last cleaned?

Date(s): \_\_\_\_\_

**6. ROOF, GUTTERS AND DOWNSPOUTS:**

(a) Approximate age of roof: 5 \_\_\_\_\_ years.

(b) Has any part of the roof been repaired during Seller's ownership?

(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downspouts?

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**D. ITEMS TO REMAIN WITH PROPERTY: (Check (✓) only those fixtures/personal property (hereinafter "items") below that are included in the sale of Property. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such items checked are included in the sale of Property. Those items listed below that are not checked shall not be included in the sale of Property.**

**Appliances**

- Clothes Dryer
  - Gas
  - Electric
- Clothes Washing Machine
- Dishwasher
  - Built-In
  - Free Standing
- Garage Door Opener
  - Remote Control
- Ice Maker
  - Built-In
  - Free Standing
- Microwave Oven
  - Built-In
  - Free Standing
- Oven
  - Electric
  - Gas
    - Convection
    - Free Standing
    - Wall Oven (built in)
      - Single
      - Double
- Refrigerator
- Stove
  - Gas
  - Electric
  - Built-In
  - Free Standing
- Surface Unit Cook Top
  - Gas
  - Electric
- Trash Compactor
  - Built-In
  - Free Standing
- Vacuum System (Built-In)
- Vacuum Attachments
- Vent Hood
  - Double
- Wine Cooler

**Home Media**

- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Satellite Remote
- Speakers (Built-In)
- Switch Plate Covers
- Television (TV)
  - Antenna
  - Mounts/Brackets
  - Remote
  - Wiring

**Interior Fixtures**

- Ceiling Fan
  - Remote Control
- Chandelier(s)
- Fireplace
  - Gas Logs
  - Gas Starter Key
  - Remote Control
  - Screen/Door
  - Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirror (Attached)
- Shelving Unit & System
  - Built-In
  - Free Standing
- Shower Head/Sprayer
- Window Treatments (including Hardware)

**Landscaping / Yard**

- Arbor
- Awning
- Basketball Post & Goal
  - Built-In
  - Free Standing

- Birdhouses
- Boat Dock serving Property
- Fence (Invisible)
- Fence Pet Collar
- 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**

- Above Ground Pool
- Gas Grill
  - Built-In
  - Free Standing
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Sauna
- Swimming Pool Equipment (List below)

**Safety**

- Alarm System (Burglar)
  - Leased
  - Owned
- Alarm System (Smoke/Fire)
  - Leased
  - Owned
- Camera(s)
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware
- Fire Sprinkler System

- Gates
  - Remote Control
- Safe (Built-In)
- Smoke Detector
  - Battery Operated
  - Hard Wired

**Systems**

- Air Conditioning Window Unit
- Air Purifier
- Attic Fan (Whole House Fan)
- Attic Ventilator Fan
- Basement/Crawl Space Ventilator Fan
- Dehumidifier
  - Built-In
  - Free Standing
- Humidifier
- Propane/Fuel Oil Tanks
  - Above ground
  - Buried
  - Leased
  - Owned
- Propane/ Fuel Oil in Tank
- Sewage Pump
- Sump Pump
- Thermostat
- Water Purification System
  - Leased
  - Owned
- Water Softener System
  - Leased
  - Owned
- Well Pump
- Window Screens

Location of items checked above: \_\_\_\_\_

Other items, and it's location, included in the sale of the Property shall be: \_\_\_\_\_

Other items not included in the sale of Property shall be: \_\_\_\_\_

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

**SELLER'S REPRESENTATION REGARDING SELLER'S PROPERTY DISCLOSURE STATEMENT:**

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: Anthony Williams dotloop verified  
07/23/15 8:43PM EDT  
U6AH-4NWO-IMUA-CYEO

Seller: Vera Williams dotloop verified  
07/23/15 8:38PM EDT  
KRFM-M4DA-AGUK-3NAO

**RECEIPT AND ACKNOWLEDGMENT BY BUYER:**

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

Buyer: Melvin E Gibbs 8/31/2015

Buyer: \_\_\_\_\_