

## **BUYER SERVICE RECOMMENDATIONS**

It is professionally recommended that when purchasing a home you should have it inspected by a certified/licensed inspectors for various reasons, have the roof inspected, get a termite clearance letter and bond, get a survey of your property so you know the boundaries and easements, get Owner's Title Insurance to protect your interest, have the house re-keyed, investigate / confirm zoning and city or county ordinances, proposed changes to the roads or property lines and seek any advice or consultation with any professionals regarding your interest with respect to this property & this contract. Caveat Emptor or "Buyer Beware" is the law in Georgia so Buyer should conduct any and all thorough "inspections" of the property to confirm that it is suitable for their purposes. If a contract to purchase the property is subject to a Due Diligence/Buyer's Right to Terminate Period, Buyer should conduct all inspections prior to the expiration of that time frame.

**Property Address:** \_\_\_\_\_  
\_\_\_\_\_, GA \_\_\_\_\_

I choose to get a GA wood infestation clearance letter and bond: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the property inspected by an independent home inspector of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to get a Home Warranty from a company of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the roof inspected by an independent roof inspector of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the property inspected for Radon by an inspector/ company of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the property inspected for mold by an inspector/ company of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the property inspected for lead-based paint by an inspector/ company of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the property inspected for asbestos by an inspector/ company of my choice: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to get a property Survey: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to get Owner's Title Insurance at closing: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to review the Covenants, Conditions & Restrictions (CCR's) of the property should there be any: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to confirm the current zoning & any imminent changes in zoning to the area: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to confirm any proposed changes to the property lines per road works, eminent domain or utility easements: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to verify Hazard Insurance availability & premium price. \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to confirm if my Hazard Insurance company will or will not require Flood Insurance: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to confirm any restrictions on parking large vehicles (i.e. RV's, Mobile Homes, Work Trucks, etc.) on or near this property: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to confirm the School District of this property: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose have the property inspected for wildlife in the attic or basement: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to confirm if there are any leases on the property which I will assume with this purchase: \_\_\_\_\_ Yes \_\_\_\_\_ No

I choose to have the property re-keyed and garage door remotes re-programmed after closing: \_\_\_\_\_ Yes \_\_\_\_\_ No

\_\_\_\_\_: \_\_\_\_\_ Yes \_\_\_\_\_ No

\_\_\_\_\_: \_\_\_\_\_ Yes \_\_\_\_\_ No

All parties agree to indemnify and hold agent and Brokerage/Broker/Agent harmless from and against all claims, injuries, suits and damages arising out of the parties' decision with respect to the above choices.

\_\_\_\_\_  
Client Signature Date

\_\_\_\_\_  
Client Signature Date

\_\_\_\_\_  
Client Name Date

\_\_\_\_\_  
Client Name Date

\_\_\_\_\_  
Brokerage Name

\_\_\_\_\_  
Agent Name

\_\_\_\_\_  
Agent Signature Date