

Contracts: Offer & Acceptance

GREC Course #59853



Compliments of



Presented by: MaKay Swanson
movenow@makayswanson.com

Georgia Real Estate Academy * 3 Hrs forCE Credit * GREC Course #59853

Notice to Students:

Georgia Real Estate Academy, with end date of renewal being 31 December 2022, presents to you the following course of study:

Contracts: Offer to Acceptance GREC Course #59853

This is an in-class course, is 3 hours in duration, and is approved by the Georgia Real Estate Commission for the purpose of CE (pre-license, post-license, CE). If applicable, students wishing to receive credit for this course must first satisfactorily complete the following course(s): N/A

Your instructor(s) for this course will be: **Dana Sparks or MaKay Swanson**

Your instructor may assign homework or written examinations. If so, a grade of not less than 75% correct answers are required on all homework or written examinations. Homework and written examinations are graded by hand, by the instructor. If assigned, satisfactory completion of the homework and/or written examinations is required for completion of this course.

This course has homework: yes X no
This course has written examinations: yes X no

Attendance policy:

All students must be on-time and present for all in-class hours in order to receive credit for this course. Roll call will be conducted at the beginning and end of each session, and after all breaks. Post-license and Continuing Education students will not be able to make-up missed hours and will be failed in the course. Pre-license students will be allowed to miss no more than eight hours of class. Any missed hours over 4 must be made-up. Pre-license students missing more than eight hours will be failed.

Continuing Education Notice:

Students may only receive credit for a specific course once every twelve months. If you have already received credit for this course within the last twelve months, you are invited to attend but will not receive additional credits.

Prohibition of Recruitment:

No recruiting for employment opportunities for any real estate brokerage firm is allowed in this class or on the school premises. Report promptly any effort to recruit on behalf of a brokerage firm by anyone including a fellow student to the Director of Georgia Real Estate Academy, Dana Sparks 678-580-6880, the Coordinator of Georgia Real Estate Academy, Dave Kubat, 770-919-8825 ext. 308, or the Georgia Real Estate Commission.

Writing the Offer

- Agency
- Finding the Property
- Purchase & Sale Agreement
- Exhibits
- Consumer Brochures
- Affiliated Business Disclosure & Wire Fraud Disclosure – doesn't have to be part of contract but all clients & customers should sign

Forms

- GAR Forms Index
- Special Stipulations Index
- F-201 – Purchase & Sale Agreement
- Buyer Pre-Approval Letter from Lender
- F255 – Instructions to Closing Attorney
- Financing
 - F404 – Conventional Loan Contingency Exhibit
 - F407 – FHA Loan Contingency Exhibit
- Disclosures
 - F301 – Seller's Property Disclosure Statement Exhibit
 - F322 – Community Association Disclosures
 - F316 – Lead-Based Paint Exhibit (Use on ALL houses built before 1978 – EVEN if they have been remodeled)
- Other Contingencies
 - F601 – Sale or Lease of Buyer's Property Contingency Exhibit
 - F604 – Back-Up Agreement Contingency Exhibit
- Other
 - F219 – Temporary Occupancy for Seller After Closing
- Consumer Brochures
 - CB13 – Protect Yourself When Buying a Home
 - CB16 – What to Consider When Buying a Home with an HOA
 - CB01 – The ABCs of Agency
 - CB07 – Mold Pamphlet
 - CB04 – Lead Based Paint Pamphlet

Counter Offer – F249

- Terms – Cross reference with Offer
- Check Contingencies

Under Contract – Helpful Forms

- F264 – Important Dates in a Contract
- Service Recommendations
- F840 – Estimate of Cost to Buyer

Amendments

- F704 – Amendment to Address Concerns with the Property
- F713 – Amendment to Reduce Sales Price
- F716 – Amendment to Change Closing & Possession Date
- F719 – Amendment to Remove Sale / Lease of Buyer's Property

Notices

- F270 - Notice to Unilaterally Extend Closing Date for 8 Days
- F522 – Unilateral Notice to Terminate / Disburse Earnest Money

Sample Listing

- FMLS Full Agent Report
- Realist tax Record
- Any Documents attached to listing by Listing Broker

Scenario #1 – You have a Client Relationship with Buyer & Another Broker has Client Relationship with Seller

- ORIGINAL OFFER:
 - Buyer to offer \$_____ & ask for \$_____ in Closing Costs
 - Buyer wants to close & take possession on April __, 2019
 - Buyer wants a 1 year Home Warranty
 - Buyer getting a Conventional Loan
 - Upon showing you notice that the wood around the front window (to the left as you're looking at the house) is rotten
- SELLER COUNTER OFFER
 - Seller makes a Counter Offer of \$_____ Sale Price & \$_____ Closing Costs Contribution
 - Close Date is fine but Seller wants to maintain possession for 4 days
- UPON INSPECTION
 - Upon inspection, property has reversed polarity in GFCI outlet in master bathroom
 - Upon inspection, house needs a new roof
- CLOSING DATE ISSUE
 - Lender cannot close until Wednesday of the week after scheduled closing because file is still in underwriting

Scenario #2

- Buyer getting a Conventional Loan & Appraisal Comes in lower than Sale Price

Scenario #2.5

- Buyer getting an FHA Insured Loan & Appraisal Comes in lower than Sale Price

Scenario #3

- Listing Agent is from your Same Firm & represents Seller as a Client
- House was built in 1976

Scenario #4

- Seller does not have available Seller's Property Disclosure Statement nor Community Association Exhibit at time of writing offer

Scenario #5

- Buyer must sell their current home in order to proceed with the purchase of this home

Scenario #6

- Buyer terminates prior to expiration of Due Diligence Period

Scenario #6.5

- Buyer terminates prior to expiration of Due Diligence Period but Seller won't sign & Buyer wants to write an offer on another house – what does Buyer do about Earnest money for house #2?

Scenario #7

- Buyer needs more time to close because can't schedule movers

Thank You!

- ▶ Remember to Confirm all Contract Questions with your Broker!
- ▶ Please refer any legal questions to the GAR Legal Helpline or an Attorney
- ▶ Please attend Additional Courses: www.eAGENTweb.com
Click “Calendar”
- ▶ Course Offered through: Georgia Real Estate Academy (*GREC School #6915*)
- ▶ Hosted by: Maximum One Realty & Maximum One Realtor Companies
- ▶ CE Credits to be recorded within 3 Business Days
- ▶ Any questions regarding your CE Credits – Email: Admin@eAGENTweb.com
- ▶ Weekly Videos on Contract Tips: [Real Estate Made Crystal Clear](#) – on YouTube

**Have a joyous & prosperous year helping others
with their real estate needs!**

2925 Ridge Court, Cumming, Georgia 30041

Listing

\$199,900
Active



Residential - Detached
FMLS #: 6512274 **Broker: MXGR01** **Availability: No conditions**
2925 Ridge Court **Area: 224** **Unit #:**
City: Cumming **State: Georgia, 30041-5209**
County: Forsyth
Subd/Comp: Lakeridge Estates **Lake: None**

Lvl's	Bdms	Baths	Hlf	Bth	SCHOOLS	
Upper	0	0	0		Elem: Chattahoochee - Forsyth	Bus Rte:
Main	3	2	0		Middle: Otwell	Bus Rte:
Lower	1	0	0		High: Forsyth Central	Bus Rte:
Total	4	2	0			

Subtype: Single Family Residence
Levels/Stories: Multi/Split **Acres/Source:** 0.7000 / Public Records
Year Built: 1993 **Const:** Frame
Arch Style: Traditional

Directions: 400 N to exit 16. Right on Pilgrim Mill Road. Left on Magnolia. Left of Lakeridge Estates. Left onto Ridge Court.

Public: BEAUTIFULLY RENOVATED and EXCELLENTLY MAINTAINED, 4 Bedroom / 2 Bath home with BASEMENT! Conveniently nestled in the highly sought after Lakeridge Estates community in Cumming less than 1-mile from the highway! The adorable home features GRANITE COUNTERTOPS, WOOD FLOORING and HIGH ARCHED CEILINGS! The basement hosts a LARGE BEDROOM with a huge amount of additional unfinished space that can be used for STORAGE or adding more square footage. This home is located in a quiet, safe cul-de-sac and has a private backyard with a GREAT DECK for outdoor enjoyment!

Private: MULTIPLE OFFERS RECEIVED. SELLER WILL REVIEW ALL OFFERS ON MONDAY, MARCH 4TH. PLEASE SUBMIT ALL OFFERS BY 3:00PM. Please use Showing Time to schedule tours.

FEATURES

Bedroom: Other
Master Bath: Tub/Shower Combo
Kitchen: Cabinets Stain, Eat-in Kitchen
Dining: Separate Dining Room
Laundry: Lower Level
Rooms: Bonus Room, Living Room, Workshop

Accessibility: None	Lot Features: Cul-De-Sac, Private
Appliances: Dishwasher, Electric Range, Refrigerator, Gas Water Heater	Other Equip: None
Basement: None	Other Struct: None
Community: None	Parking Feat: Driveway, Garage
Cooling: Central Air	Parking: Carports: 2 Parking:
Dock: None	Patio/Porch: Deck, Front Porch
Electric: None	Pool Features: None
Exterior: Other	Roads: None
Fencing: None	Roof: Composition
Fireplace #: 1	Security: None
Fireplace: Living Room	Sewer: Septic Tank
Flooring: Carpet, Ceramic Tile, Other	Spa: None
Gm Bld Cert:	Utilities: None
Gm Efficiency: None	View: Other
Gm Gen: None	Water Fmtage: 0
Heating: Forced Air	Water on Land: None
HERS Index:	Water Source: Public
Horse Amen: None	Waterfront: None
Interior: High Ceilings 9 ft Main, High Speed Internet	Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 220-000-464	Tax/Tax Year: \$1,836 / 2018	Land Lease: No
None		
Land/Lot: 0 District: 0	Section/GMD: 0	Lot: 0 Block: 0
Plat Book/Page: 0/0	Deed Book/Page:	Lot Dim: x
Listing Conditions: None	Special Circumstances: Agent Related to Seller	Initiation Fee:
Association Fee: \$0	Swim/Tennis: \$0	
Master Assoc Fee: \$0	Home Warranty: No	
HOA Phone:	HOA Rent Restriction: No	Assessment Due/Contemplated: No
Owner Finance: No	Owner 2nd: No	Assumable: No
Mgmt Co: N/A	Phone:	eMail:

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 272094

Agent: LaMar Young

Phone/Cell: 404-304-9899/404-304-9899

Firm License#: H-62825

Co-Agent:

Phone/Cell:

Office: Maximum One Greater Atlanta Realtors (MXGR01)

Phone/Fax: 770-919-8825/770-919-8865

Show Inst: Call Listing Agent, Restricted Hours, Security System, Vacant

Email: lamar@myrealtorlamar.com

Selling Comm: 3%

VRC: No

Lockbox: Supra

SB present offers direct to Seller: No

Owner: Call Agent

Dup FMLS#:

Owner Phone: 404-304-9899

List Date: 02/28/2019

Original List Price: \$199,900

Act DOM: 4

Exp Date: 05/31/2019

Days to Exp: 88

Monday, March 4, 2019

3:14 PM

Requested By: DANA SPARKS

The accuracy of all information, regardless of its source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through personal inspection by and/or with the appropriate professionals. Copyright 2019 FMLS

2925 Ridge Ct, Cumming, GA 30041-5209, Forsyth County**Owner Information**

Owner Name:	Meyer Patricia	Tax Billing Zip:	30041
Tax Billing Address:	2925 Ridge Ct	Tax Billing Zip+4:	5209
Tax Billing City & State:	Cumming, GA	Owner Occupied:	Yes

Location Information

Subdivision:	Lakeri Dge Sub	Neighborhood Code:	02591
Township:	County	Zoning:	R2R
School District:	1302220	Flood Zone Code:	X
Census Tract:	1305.06	Flood Zone Panel:	13117C0152F
Carrier Route:	R027	Flood Zone Date:	03/04/2013

Tax Information

Tax ID:	220-000-464	% Improved:	77%
Parcel ID:	220 464	Tax Area:	001
Alt APN:	000000163260	Tax Appraisal Area:	001
Lot No.:	3	Exemption(s):	Homestead
Legal Description:	14-1 197-198 LOT 3 LAKERI DGE S/D OFF 220-437 & 438 & 439---1990		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$70,748	\$65,728	\$65,728
Assessed Value - Land	\$16,000	\$16,000	\$16,000
Assessed Value - Improved	\$54,748	\$49,728	\$49,728
YOY Assessed Change (\$)	\$5,020	\$0	
YOY Assessed Change (%)	7.64%	0%	
Market Value - Total	\$176,870	\$164,320	\$164,320
Market Value - Land	\$40,000	\$40,000	\$40,000
Market Value - Improved	\$136,870	\$124,320	\$124,320

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$1,824		
2017	\$1,824	\$0	0%
2018	\$1,836	\$12	0.63%

Characteristics

Land Use - Universal:	SFR	Full Baths:	2
Land Use - State:	Residential Lot	Fireplaces:	1
Land Use - County:	Residential	Heat Type:	Warm Air
Lot Acres:	0.7	Heat Fuel Type:	Gas
Lot Area:	30,492	Cooling Type:	Central
# of Buildings:	1	Interior Wall:	Drywall
Building Type:	Single Family	Exterior:	Masonite
Year Built:	1993	Roof Material:	Asphalt
Stories:	1	No. Parking Spaces:	MLS: 2
Style:	Split Foyer	Parking Type:	Finished Garage
Building Sq Ft:	Tax: 1,724 MLS: 1,565	Garage Type:	Garage
Gross Area:	Tax: 1,724 MLS: 1,565	Garage Capacity:	MLS: 2
Ground Floor Area:	1,565	Garage Sq Ft:	529
Bedrooms:	Tax: 3 MLS: 4	Patio Type:	Wood Deck
Total Baths:	2	Patio/Deck 1 Area:	36

Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Con Paving	S	900	10	90	1993	\$2,020

Building Description	Building Size
Wood Deck	36
Wood Deck	221
Base	1,532
Lower Lvl	811
Unfin	529
Garag	192
Fin W/Door	
Lower Lvl	
Finish	

Estimated Value

RealAVM™ (1): **\$216,200** Confidence Score (2): **61**
 RealAVM™ Range: **\$194,580 - \$237,820** Forecast Standard Deviation (3): **10**
 Value As Of: **02/25/2019**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number: **6512274** MLS Current List Price: **\$199,900**
 MLS Status: **Active** MLS Orig. List Price: **\$199,900**
 MLS Area: **224 - FORSYTH COUNTY** Listing Agent Name: **Lamary-Lamar Young**
 MLS D.O.M.: **5** Listing Broker Name: **MAXIMUM ONE GREATER ATLANTA REALTORS**

MLS Listing Date: **02/28/2019**

MLS Listing #	5301853	4285248	4266847	4225245
MLS Status	Closed	Closed	Withdrawn	Expired
MLS Listing Date	06/08/2014	10/17/2011	08/27/2011	05/16/2011
MLS Listing Price	\$139,900	\$94,900	\$114,900	\$99,900
MLS Orig Listing Price	\$149,900	\$114,900	\$119,900	\$99,900
MLS Close Date	08/06/2014	12/30/2011		
MLS Listing Close Price	\$145,000	\$94,000		
MLS Listing Expiration Date				08/10/2011
MLS Listing Cancellation Date	08/06/2014	12/30/2011	11/07/2011	08/10/2011

Last Market Sale & Sales History

Recording Date: **08/08/2014** Price Per Square Feet: **\$84.11**
 Settle Date: **08/06/2014** Deed Book & Page: **7103-388**
 Sale Price: **\$145,000** Deed Type: **Limited Warranty Deed**

Recording Date	08/08/2014	01/10/2012	03/01/2011	03/01/2011	04/25/1994
Sale/Settlement Date	08/06/2014	12/30/2011	02/01/2011	02/01/2011	04/21/1994
Sale Price	\$145,000			\$70,258	\$88,000
Nominal		Y	Y		
Deed Book & Page	7103-388	6166-648	5913-770	5913-767	752-589
Document Type	Limited Warranty Deed	Special Warranty Deed	Special Warranty Deed	Foreclosure Deed	Deed (Reg)
Buyer Name	Meyer Patricia	Fishburne Christina F	Federal Natl Mtg Assn Fnma	Suntrust Mtg Inc	Beeken Owen & Kathryn
Seller Name	Nelson Michael E Jr & Christina F	Federal Natl Mtg Assn Fnma	Suntrust Mtg Inc	Beeken Owen J & Kathryn M	Security State Bank

Recording Date	12/10/1993	11/12/1992
Sale/Settlement Date	12/07/1993	11/06/1992
Sale Price	\$57,268	\$10,000
Nominal		
Deed Book & Page	714-525	621-185
Document Type	Deed (Reg)	Deed (Reg)
Buyer Name	Security State Bank	Callahan Buddy J
Seller Name	Callahan Buddy J	Nationsbank Of Ga

Mortgage History

Mortgage Date	08/08/2014	08/08/2014	01/10/2012	04/25/1994	11/12/1992
Mortgage Amount	\$141,764	\$7,500	\$91,607	\$70,000	\$63,000
Mortgage Lender	Southeast Mtg/Ga	Southeast Mtg/Ga	Synovus Mtg Corp	Traditional Mtg Corp	Security St Bk
Mortgage Code	Fha	Conventional	Fha	Conventional	
Mortgage Type	Resale	Resale	Resale	Resale	Construction

Foreclosure History

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
Foreclosure Filing Date		11/2009			
Recording Date	01/05/2011	12/09/2009	10/07/2009	08/05/2009	06/10/2009
Original Doc Date	04/22/1994	04/22/1994	04/22/1994	04/22/1994	

Original Book Page	752000590	752000590	752000590	752000590	752000590
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Courtesy of DANA SPARKS, First Multiple Listing Service

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT " _____ "



2019 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 or located at: 2925 Ridge Court
Cumming, Georgia, 30041). 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 Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations 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.

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.

C. SELLER DISCLOSURES.

	YES	NO
1. GENERAL:		
(a) What year was the main residential dwelling constructed? <u>1993</u>		
(b) Is the Property vacant?		<input type="radio"/>
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		<input type="radio"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		<input type="radio"/>
EXPLANATION:		

	YES	NO
2. COVENANTS, FEES, and ASSESSMENTS:		
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		<input type="radio"/>
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR F322.		<input type="radio"/>
EXPLANATION:		

	YES	NO
3. LEAD-BASED PAINT:		
(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 F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.		<input type="radio"/>

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4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		<input type="radio"/>
(b) Have any structural reinforcements or supports been added?		<input type="radio"/>
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		<input type="radio"/>
(d) Has any work been done where a required building permit was not obtained?		<input type="radio"/>
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		<input type="radio"/>
(f) Have any notices alleging such violations been received?		<input type="radio"/>
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		<input type="radio"/>
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		<input type="radio"/>

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): 11 _____ years		
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		<input type="radio"/>
(c) Is any portion of the heating and cooling system in need of repair or replacement?		<input type="radio"/>
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		<input type="radio"/>
(e) Are any fireplaces decorative only or in need of repair?		<input type="radio"/>
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		<input type="radio"/>

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input checked="" type="radio"/> public <input type="radio"/> private <input type="radio"/> 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="radio"/>
(c) What is the sewer system: <input type="radio"/> public <input type="radio"/> private <input checked="" type="radio"/> septic tank		
(d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities?		
(e) Is the main dwelling served by a sewage pump?	<input type="radio"/>	
(f) Has any septic tank or cesspool on Property ever been professionally serviced?	<input type="radio"/>	
If yes, please give the date of last service: <u>2/21/2019</u>		
(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="radio"/>	
(h) Is there presently any polybutylene plumbing, other than the primary service line?		<input type="radio"/>
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		<input type="radio"/>

EXPLANATION:

Septic was pumped 2/21/2019

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: 14 _____ yrs.		
(b) Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="radio"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="radio"/>
EXPLANATION:		

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?	<input checked="" type="radio"/>	
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?	<input checked="" type="radio"/>	
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="radio"/>
(d) Has there ever been any flooding?		<input checked="" type="radio"/>
(e) Are there any streams that do not flow year round or underground springs?		<input checked="" type="radio"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="radio"/>
EXPLANATION:		
Septic tank was pumped		

9. 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 checked="" type="radio"/>
(b) Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="radio"/>
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		<input checked="" type="radio"/>
(d) Do any of the improvements encroach onto a neighboring property?		<input checked="" type="radio"/>
EXPLANATION:		

10. 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 checked="" type="radio"/>
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="radio"/>
If yes, is it transferable? _____ What is the cost? \$ _____		<input checked="" type="radio"/>
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 _____		
(c) Is there a cost to maintain the bond, warranty or service contract?		<input checked="" type="radio"/>
If yes, what is the annual cost? \$ _____		
EXPLANATION:		

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input type="radio"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input type="radio"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input type="radio"/>
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="radio"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input type="radio"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input type="radio"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input type="radio"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input type="radio"/>
(f) How many insurance claims have been filed during Seller's ownership? <u>1</u>		<input type="radio"/>
EXPLANATION:		
Hot water tank leak		

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

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. **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 PROPERTY.** All items remaining with Property 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. Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Binding Agreement Date. No such item shall be removed from the Property unless it is broken or destroyed. In such an event, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- 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
- Mirrors
 - Wall Mirrors
 - Vanity (hanging) Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- 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
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- 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.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is 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

Patricia Meyers

1 Seller's Signature

Patricia Meyers
Print or Type Name

02/25/2019
Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

2925 Ridge Court, Cumming, Georgia 30041

Listing

Agent Full

List Price: \$199,900
Sales Price: \$197,000 CC: \$0
Closed



Residential - Detached

FMLS #: 6512274

[2925 Ridge Court](#)

City: Cumming

County: Forsyth

Subd/Comp: Lakeridge Estates

Broker: [MXGR01](#)

Availability: No conditions

Area: 224

State: Georgia, 30041-5209

Lake: None

Unit #:

Lvl	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	3	2	0
Lower	1	0	0
Total	4	2	0

SCHOOLS
Elem: Chattahoochee - Forsyth
Middle: Otwell
High: Forsyth Central

Bus Rte:
Bus Rte:
Bus Rte:

Subtype: Single Family Residence

Levels/Stories: Multi/Split

Year Built: 1993

Arch Style: Traditional

Condition: Resale

Sq Ft/Source: 1,565 / Public Records

Acres/Source: 0.7000 / Public Records

Const: Frame

Directions: 400 N to exit 16. Right on Pilgrim Mill Road. Left on Magnolia. Left of Lakeridge Estates. Left onto Ridge Court.

Public: BEAUTIFULLY RENOVATED and EXCELLENTLY MAINTAINED, 4 Bedroom / 2 Bath home with BASEMENT! Conveniently nestled in the highly sought after Lakeridge Estates community in Cumming less than 1-mile from the highway! The adorable home features GRANITE COUNTERTOPS, WOOD FLOORING and HIGH ARCHED CEILINGS! The basement hosts a LARGE BEDROOM with a huge amount of additional unfinished space that can be used for STORAGE or adding more square footage. This home is located in a quiet, safe cul-de-sac and has a private backyard with a GREAT DECK for outdoor enjoyment!

Private: MULTIPLE OFFERS RECEIVED. SELLER WILL REVIEW ALL OFFERS ON MONDAY, MARCH 4TH. PLEASE SUBMIT ALL OFFERS BY 3:00PM. Please use Showing Time to schedule tours.

FEATURES

Bedroom: Other
Master Bath: Tub/Shower Combo
Kitchen: Cabinets Stain, Eat-in Kitchen
Dining: Separate Dining Room
Laundry: Lower Level
Rooms: Bonus Room, Living Room, Workshop

Accessibility: None
Appliances: Dishwasher, Electric Range, Refrigerator, Gas Water Heater
Basement: None
Community: None
Cooling: Central Air
Dock: None
Electric: None
Exterior: Other
Fencing: None
Fireplace #: 1
Fireplace: Living Room
Flooring: Carpet, Ceramic Tile, Other
Grn Bld Cert:
Grn Efficiency: None
Grn Gen: None
Heating: Forced Air
HERS Index:
Horse Amen: None
Interior: High Ceilings 9 ft Main, High Speed Internet

Lot Features: Cul-De-Sac, Private
Other Equip: None
Other Struct: None
Parking Feat: Driveway, Garage
Parking Carports: Garages: 2
Patio/Porch: Deck, Front Porch
Pool Features: None
Road Front: None
Road Surface: None
Roof: Composition
Security: None
Sewer: Septic Tank
Spa: None
Utilities: None
View: Other
Water Frntage: 0
Water on Land: None
Water Source: Public
Waterfront: None
Windows: None

Tax ID: [220-000-464](#)

Land/Lot: 0 District: 0

Plat Book/Page: 0/0

Listing Conditions: None

Association Fee: \$0

Master Assoc Fee: \$0

HOA Phone:

Owner Finance: No

Mgmt Co: N/A

Tax/Tax Year: \$1,836 / 2018

Section/GMD: 0

Deed Book/Page:

Special Circumstances: Agent Related to Seller

Swim/Tennis: \$0

Home Warranty: No

HOA Rent Restriction: No

Owner 2nd: No

Phone:

Land Lease: No

Lot: 0 **Block:** 0

Lot Dim: x

Initiation Fee:

Assessment Due/Contemplated: No

Assumable: No

eMail:

Agent License#: 272094

Firm License#: H-20287

Office: [MAXIMUM ONE GREATER ATLANTA REALTORS](#) (MXGR01)

Show Inst: Call Listing Agent, Restricted Hours, Security System, Vacant

Selling Comm: 3% **VRC:** No

SB present offers direct to Seller: No

Listing Contract Date: 02/28/2019

Exp Date: 05/31/2019

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent: [LaMar Young](#)

Co-Agent:

Lockbox: Supra

Owner: Call Agent

On-Market Date: 02/28/2019

Phone/Cell: 404-304-9899/404-304-9899

Phone/Cell:

Phone/Fax: 770-919-8825/770-919-8865

Email: lamar@myrealtorlamar.com

Dup FMLS#:

Owner Phone: 404-304-9899

Original List Price: \$199,900

SOLD INFORMATION

Binding Agremnt Date: 03/07/2019

Sell Agent: [Miao Li](#)

Prop Closing Date: 03/29/2019

Co-Sell Agent:

DOM: 7

Sell Office Code: CRYA10

Total DOM: 7

11/5/2019

Matrix

Sell Company: Crye Leike Realty, Inc.

Closing Date: 03/29/2019 **Sale Price:** \$197,000

Costs Paid by Seller: \$0

SP/OLP %: 99%

Terms: Cash

Tuesday, November 5, 2019 10:23 AM

Requested By: DANA SPARKS

The accuracy of all information, regardless of its source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through personal inspection by and/or with the appropriate professionals. Copyright 2019 FMLS

