

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