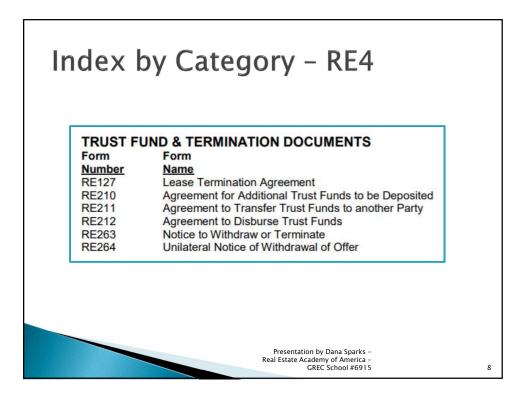




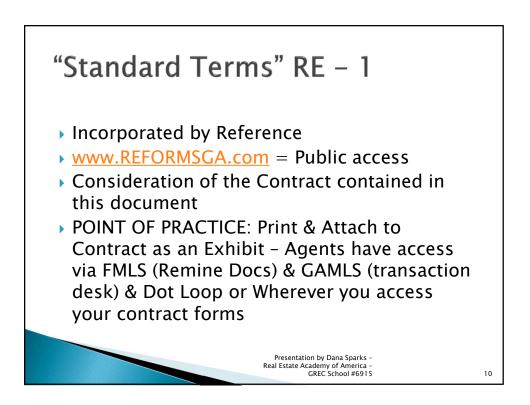
Forms at a Glance:	ory – RE4
AGENCY DOCUMENTS Form Form Mumbor Name RE150 Exclusive Buyer Brokerage Agreement RE151 Exclusive Right to Sell Listing Agreement RE152 Exclusive Lease Procurement Listing Agreement RE153 Exclusive Chase Procurement Listing Agreement RE154 Lease Management Listing Agreement RE155 Exclusive Tenant Brokerage Agreement RE156 Broker Agreement to Pay Referral Commission RE157 Prospect's Acknowledgment and Consent to Referral RE158 Seller Authorization to Show Property Without Listing RE159 Acknowledgment of Clustomer RE160 Non-Exclusive Tenant Brokerage Agreement RE161 Non-Exclusive Buyer Brokerage Agreement	DISCLOSURE DOCUMENTS Form Form Number Name RE130 Seller's Property Condition Disclosure Statement RE131 New Construction Disclosure Statement RE132 Multi-Family Disclosure Statement RE133 Developed Lots Disclosure Statement RE134 Undeveloped Land Disclosure Statement RE135 Landlord's Disclosure Statement RE136 Community Association Exhibit RE140 Disclosure of Information on Lead-Based Paint RE141 EPA's <u>A Brief Guide to Mold. Moisture. and Your Home</u> RE142 EPA's <u>A Brief Guide to Radon</u> RE144 EPA's <u>A Critizen's Guide to Radon</u> RE144 EPA's <u>A Critizen's Guide to Radon</u> RE145 Home Selling- The Processs RE146 Home Selling- The Processs RE147 Renting Property- The Process RE147 Renting Property- The Process RE147 Renting Out of State Residents
F	Presentation by Dana Sparks – leal Estate Academy of America – GREC School #6915 5

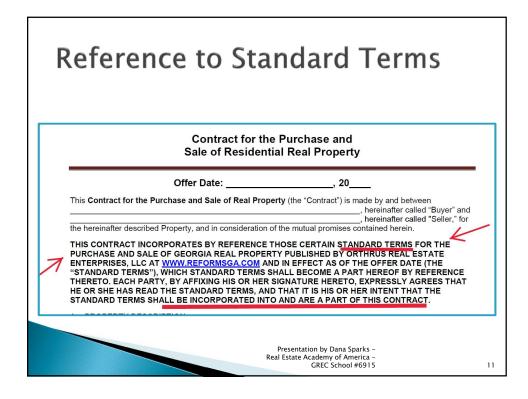
Ind	dex by Cate	gory	/ – RE4
SALE DO Form Number RE10 RE90 RE100 RE101 RE102 RE103 RE104 RE105 RE106 RE108 RE108 RE109 RE110 RE111 RE1112	CUMENTS Form Name Special Stipulations Letter of Intent to Purchase-Sell Contract for Purchase and Sale of Residential Real Pro New Construction Contract Multi-Family Contract Developed Lots Contract Undeveloped Land Contract Lease for Lease/Purchase Agreement Only Exhibit Leaga Description Exhibit New Construction Exhibit Walk-thru/Punch List Counteroffer Generic Additional Page Bill of Sale	perty	
RE240 RE260 RE261 RE262 RE265	Pet Exhibit Notification Amendment to Contract Amendment During Buyers Right to Terminate Period Notice of Acceptance	Form Number RE200 RE201	IG & CONTINGENCY DOCUMENTS Form Name FHA Loan Exhibit VA Loan Exhibit
		RE202 RE203 RE204 RE250 RE251 RE252 RE253 RE254 Pres	Seller Financing Exhibit Financing Contingency Appraisal Contingency Generic Contingency Exhibit Sale or Lease Contingency Exhibit Back-up Agreement Contingency Exhibit Short Sale Exhibit Seller's Right to Continue Marketing Property Exhibit aret Academy of America -

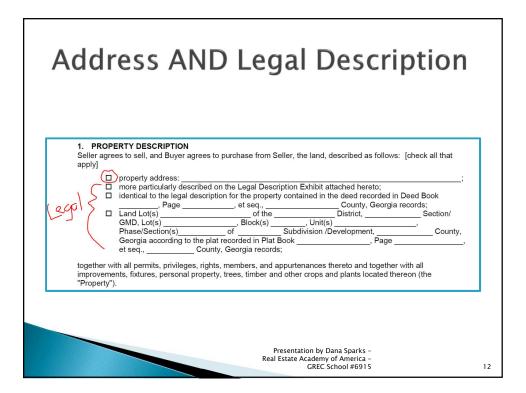
Inde	ex by	Category - RE4	
	MISCELLA Form	NEOUS DOCUMENTS Form	
	Number RE10 RE50 RE51 RE112 RE115 RE145 RE146 RE147 RE210 RE211 RE212 RE215 RE240	Name Special Stipulations Confidentiality Agreement Release of Media Bill of Sale Commission Acknowledgement Home Selling- The Process Home Buying- The Process Renting Property- The Process Agreement for Additional Trust Funds to be Deposited Agreement to Transfer Trust Funds to another Party Agreement to Disburse Trust Funds Escrow of Funds Agreement Pet Exhibit	
	RE255 RE256 RE257 RE258 RE260 RE261	Occupancy Agreement for Seller After Closing Occupancy Agreement for Buyer Prior to Closing Escalation Clause Exhibit Escalation Notice Notification Amendment to Contract	
	RE201 RE262 RE500	Amendment During Buyers Right to Terminate Period Independent Contractor Agreement Presentation by Dana Sparks – Real Estate Academy of America – GREC School #6915	7

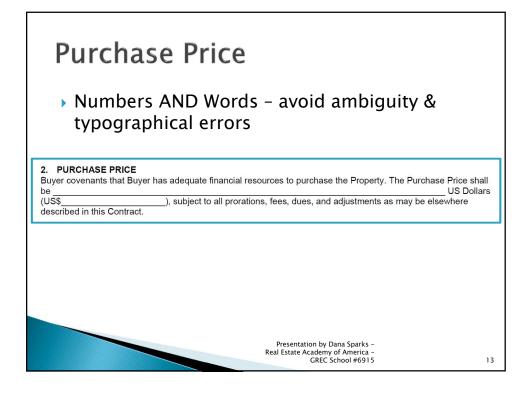


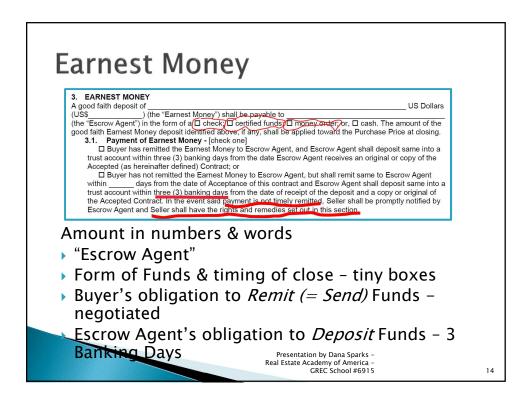


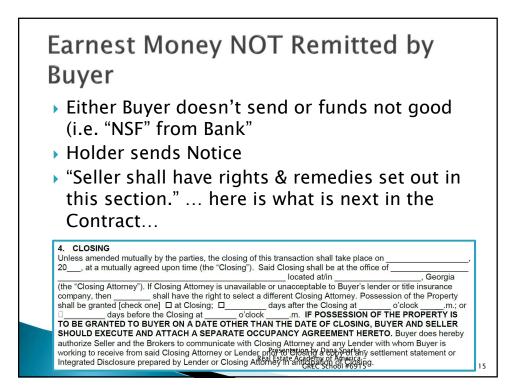


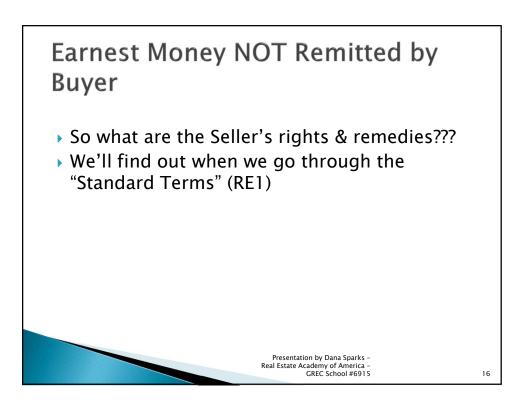


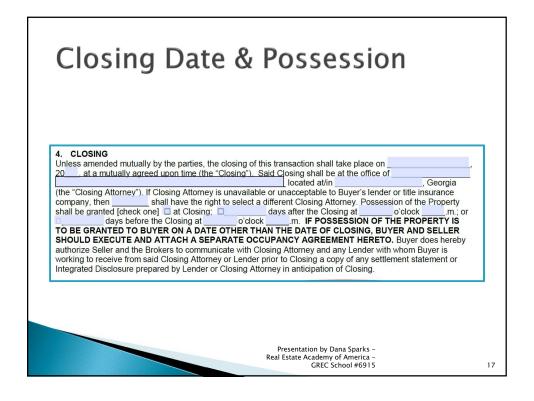




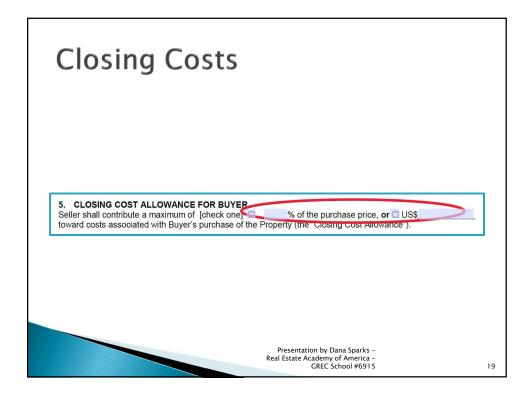


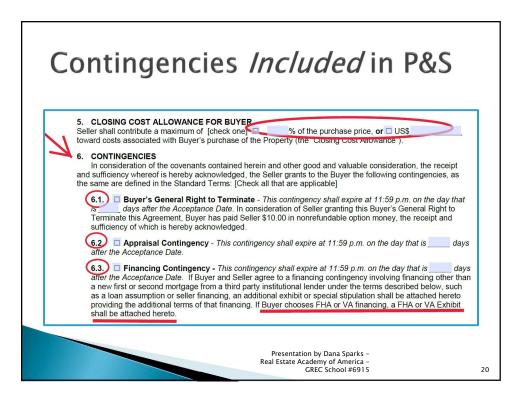


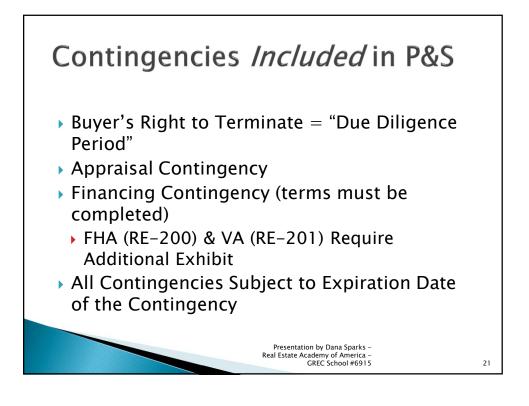


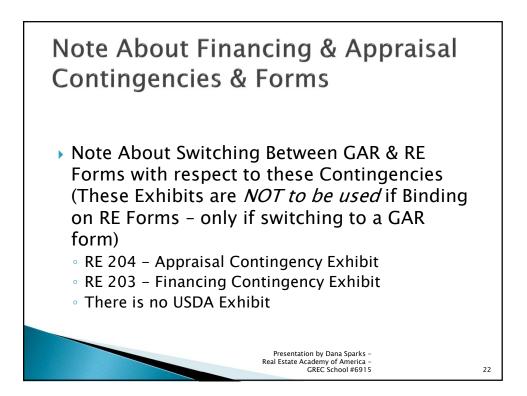




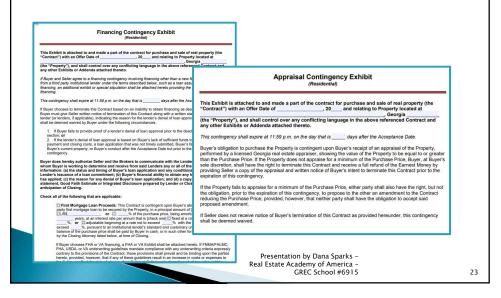


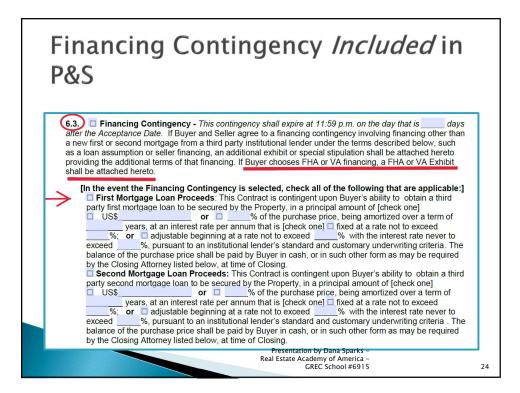


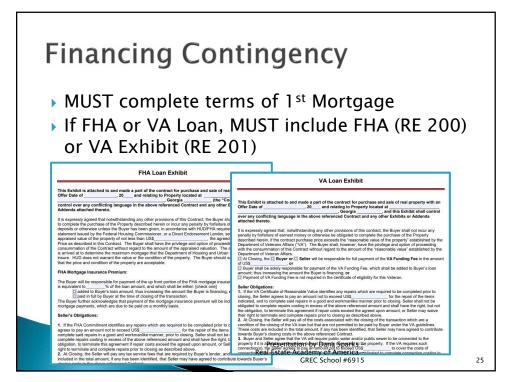


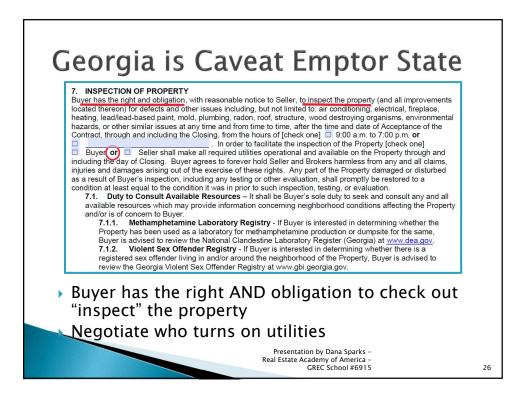


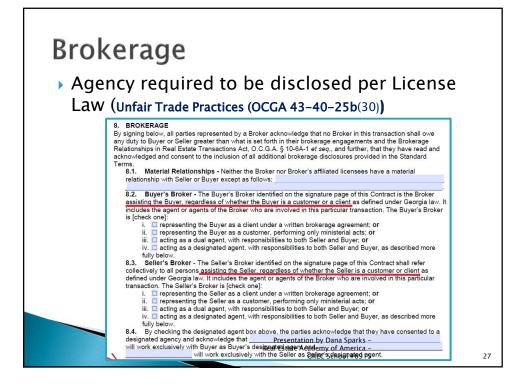
RE 203 – Financing Exhibit & RE 204 – Appraisal Exhibit

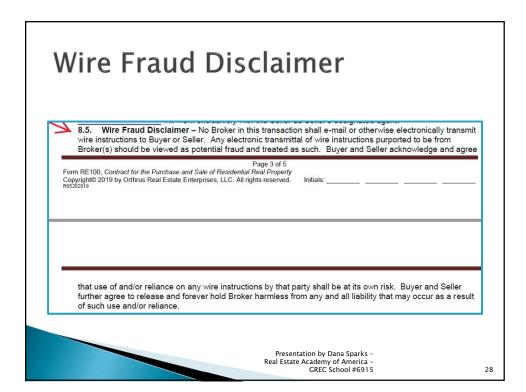


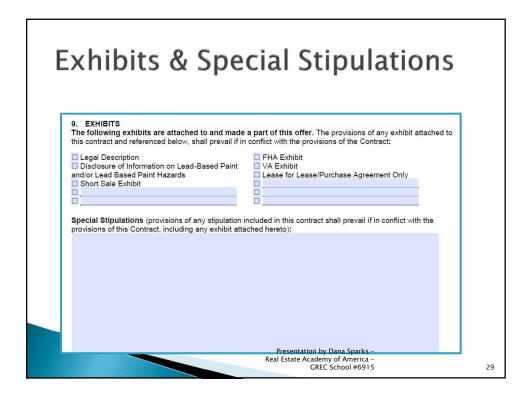


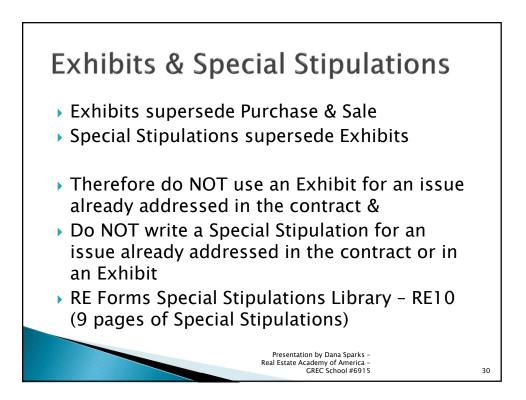




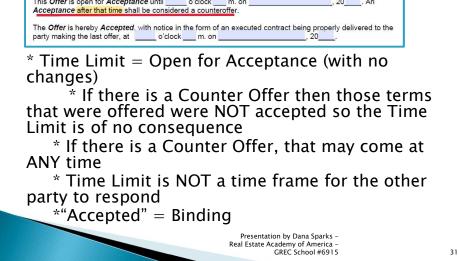




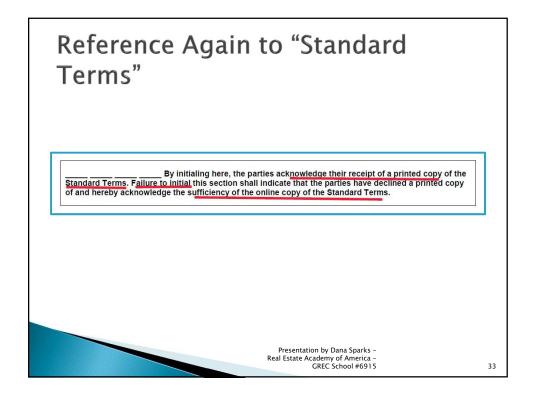




Time Limit & Binding Agreement Date

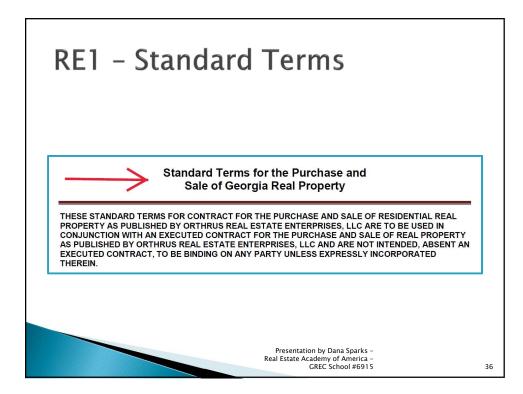


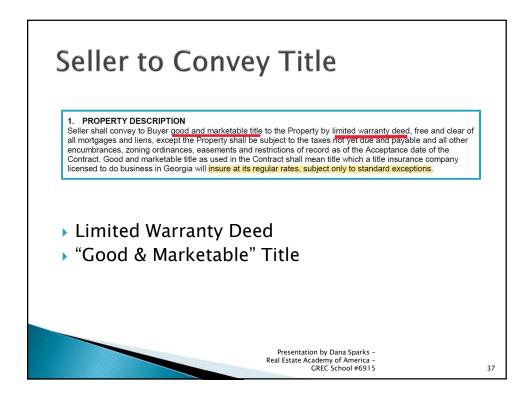


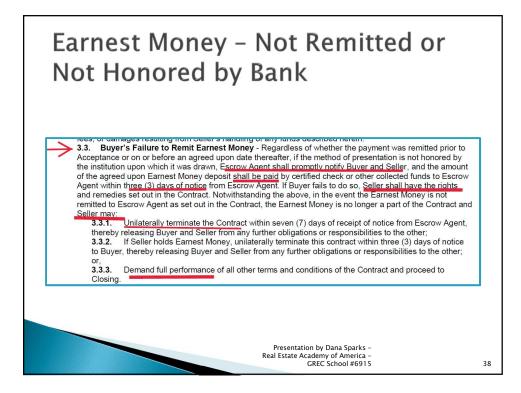


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Buyer:		Seller:		1
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×		×		
Buyer Printed Name		Seller Printed Name		
Buyer Phone Number	Buyer Fax Number	Seller Phone Number	Seller Fax Number	
Buyer Email Address		Seller Email Address		
Buyer Address		Seller Address		
Buyer City	State Zip	Seller City	State Zip	
Buyer's Broker		Seller's Broker		
Name of Brokerage Firm	/ Broker Code	Name of Brokerage Firm	/ Broker Code	
	1		/	
Brokerage Phone Number	Brokerage Fax Number	Brokerage Phone Number	Brokerage Fax Number	
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Agent Printed Name		Agent Printed Name		
Agent Phone Number	Agent Fax Number	Agent Phone Number	Agent Fax Number	
Agent Email Address		Agent Email Address		
Required License Numb	er(s):	Required License Numb Presentation by Dana	er(s):	
Broker's License Number	Agent's License Number Real	Estate Academy of /	America icense Number	
		GREC Scho	ol #6915	-







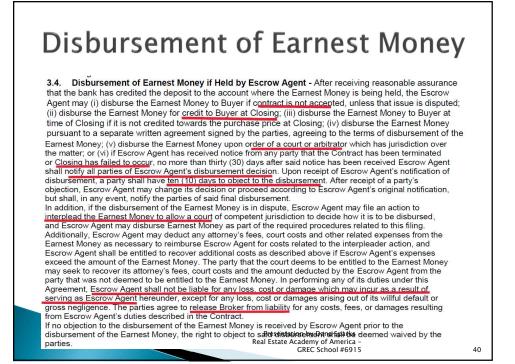


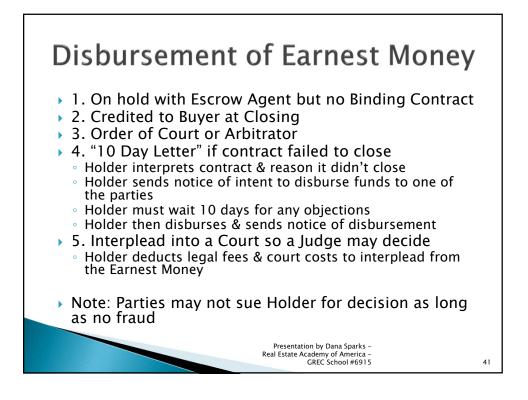
Consequences for EM Not Remitted

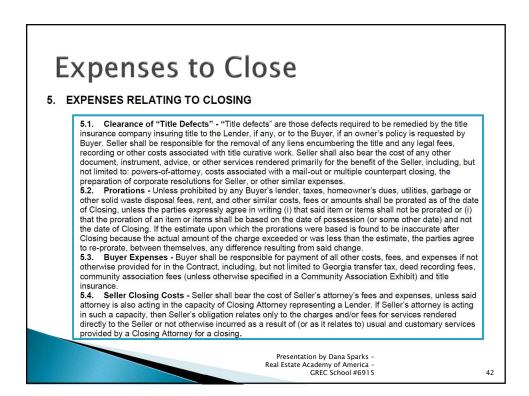
- Definition of "Days"
- Escrow Agent's Obligation to Give Notice
- Buyer's Recourse
- Seller's Options
- Disbursement of EM held by Escrow Agent
- Note: Builder's Construction Deposit NOT EM (& is non-refundable)

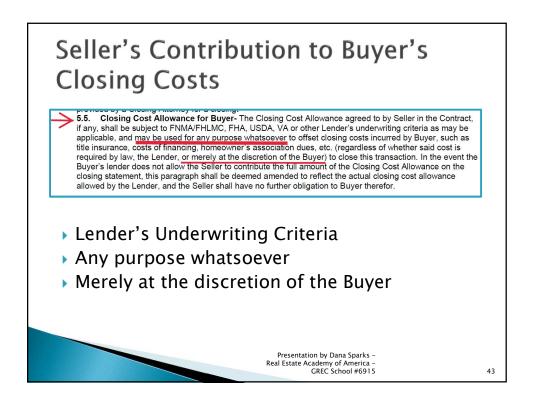
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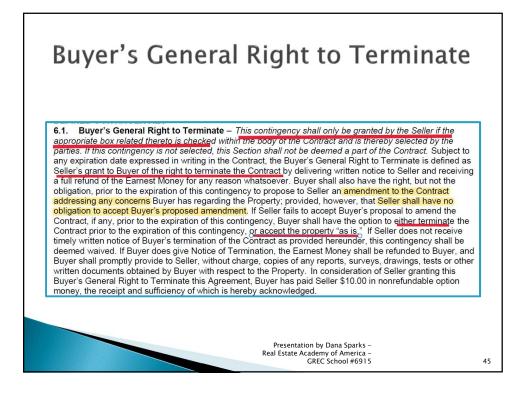












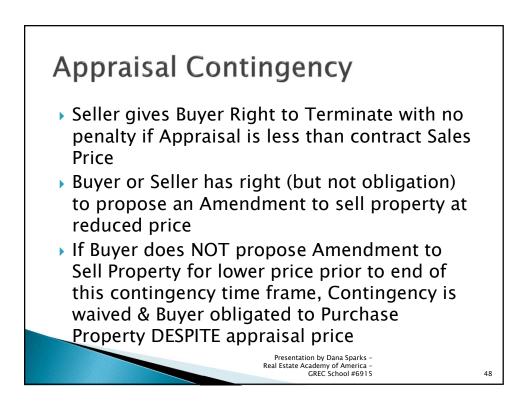


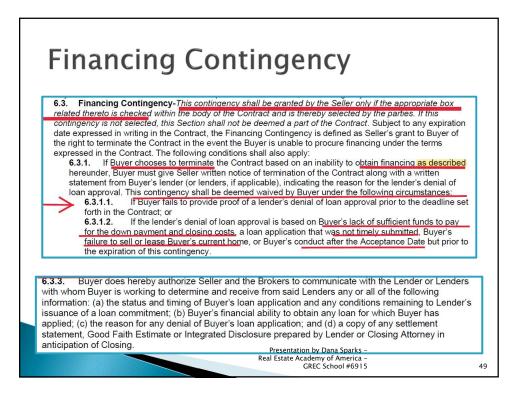
Appraisal Contingency

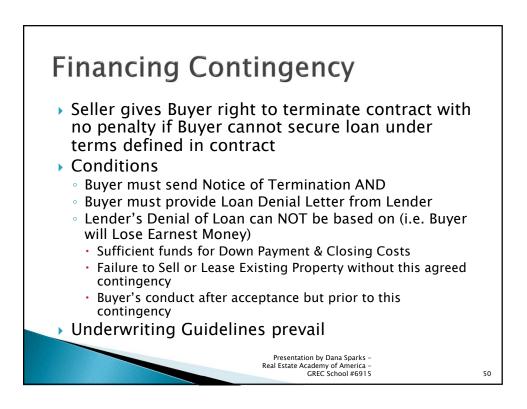
6.2. Appraisal Contingency-This contingency shall only be granted by the Seller if the appropriate box related thereto is checked within the body of the Contract and is thereby selected by the parties. If this contingency is not selected, this Section shall not be deemed a part of the Contract. Subject to any expiration date expressed in writing in the Contract, the Appraisal Contingency is defined as Seller's grant to Buyer of the conditional right to terminate the Contract if Buyer does not receive an appraisal of the Property, performed by a licensed Georgia real estate appraiser, showing the value of the Property to be equal to or greater than the Purchase Price. If the Property's appraised value is not equal to or greater than the Purchase Price, Buyer, at Buyer's sole discretion, shall have the right, prior to the expiration of this contingency, to request a reduction in the Purchase Price by providing Seller a copy of the appraisal and a written proposed amenument to the Contract reducing the Purchase Price to the appraised value of the Property. Upon delivery by Buyer of the proposed amendment to the Contract, Seller may accept or reject the amendment by delivering notice to Buyer on or before the earlier of a) time of Closing, or b) on or before 11:59 pm on the day which is 5 days after Seller's receipt of the proposed change to the Purchase Price, whichever comes first. Failure of Seller to respond whatsoever shall be deemed a rejection of the proposed amendment as of the expiration of the Seller's deadline to accept or reject. If Seller rejects the amendment, Buyer may terminate the Contract upon notice to Seller no later than 11:59 on the day which is 3 days after Seller's rejection of the amendment, and Buyer shall be entitled to receive a full refund of the Earnest Money. If Buyer does not deliver timely notice of Buyer's request to amend the Contract to reduce the Purchase Price or notice of Buyer's intent to terminate the Contract as provided hereinabove, this contingency shall be deemed waived.

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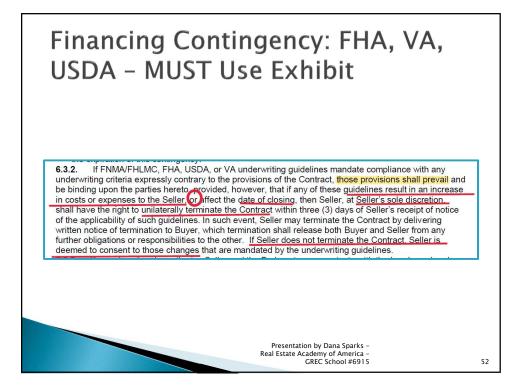


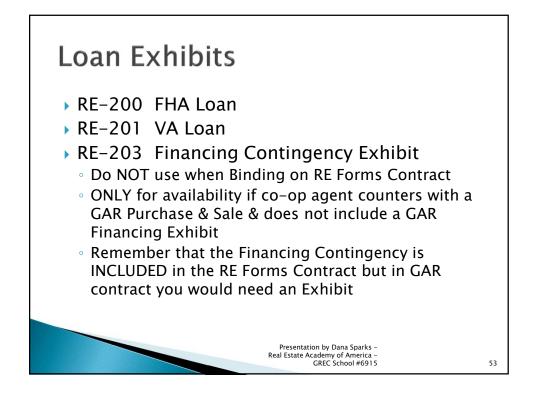
Suggested Special Stipulation for Down Payment Assistance Funds (DPA)

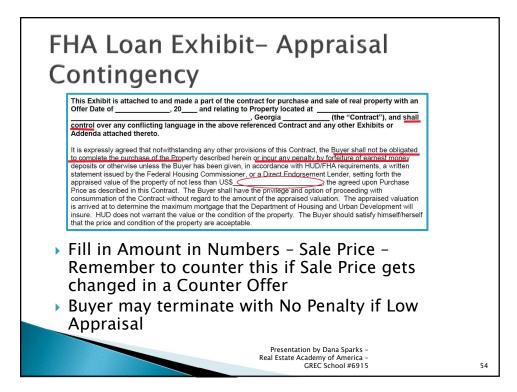
"This Agreement is contingent upon the Buyer's approval for the receipt of down payment from _____ program within _____ days from Binding Agreement Date. Should Buyer not be approved for the DPA program within this time frame, Buyer may terminate without penalty if Buyer notifies Seller in writing and providing DPA denial letter."

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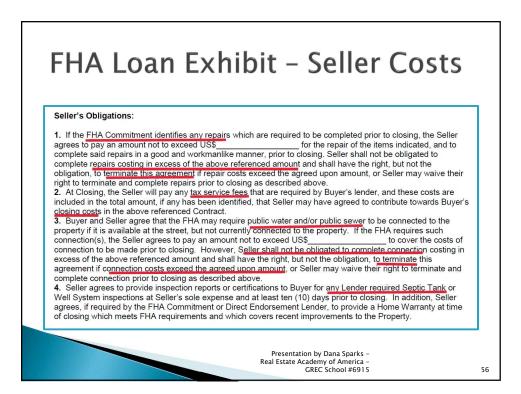
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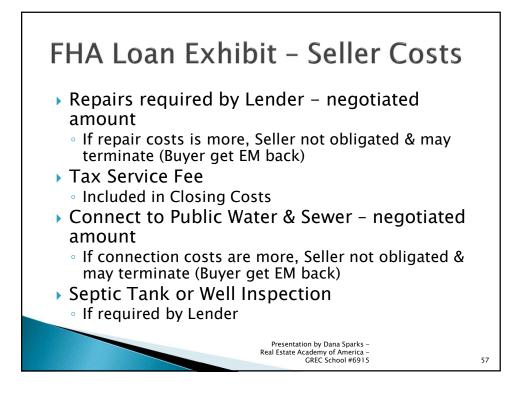


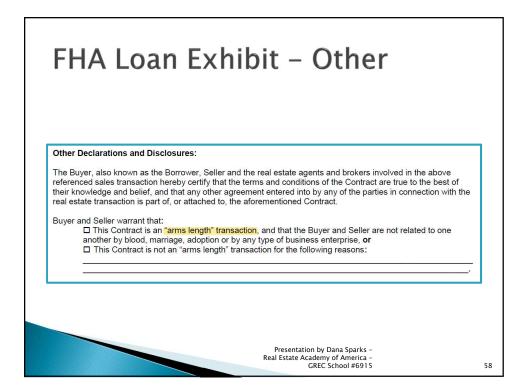














This Exhibit is attached to and made a part of the contract for purchase and sale of real property with an Offer Date of ______, 20____ and relating to Property located at ______, Georgia ______, and this Exhibit shall control over any conflicting language in the above referenced Contract and any other Exhibits or Addenda attached thereto.

It is expressly agreed that, notwithstanding any other provisions of this contract, the Buver shall not incur any penalty by forfeiture of earnest money or otherwise <u>be oblicated to complete the purchase</u> of the Property described herein, if the contract purchase price exceeds the <u>"reasonable value of the property"</u> established by the Department of Veterans Affairs ("VA"). The Buyer shall, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of the <u>"reasonable value"</u> established by the Department of Veteran Affairs.

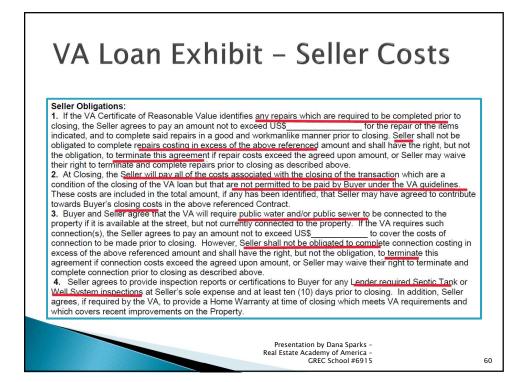
Department of Veteran Artairs. Ar Closing, the □ Buyer or □ Seller will be responsible for full payment of the VA Funding Fee in the amount of USS_____; or □ buyer shall be solely responsible for payment of the VA Funding Fee, which shall be added to Buyer's loan amount; thus increasing the amount the Buyer is financing; or Payment of VA Funding Fee is not required in the certificate of eligibility for this Veteran.

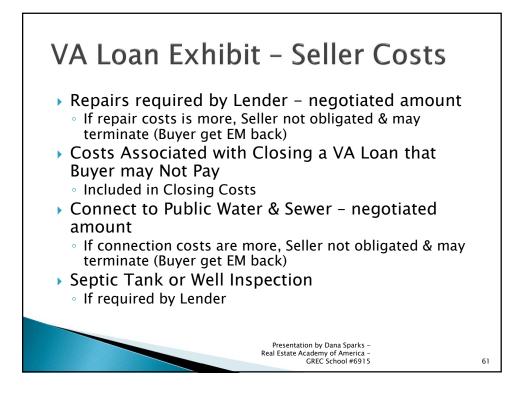
No Amount to fill in so must = Sale Price
Buyer may terminate with No Penalty if Low Appraisal

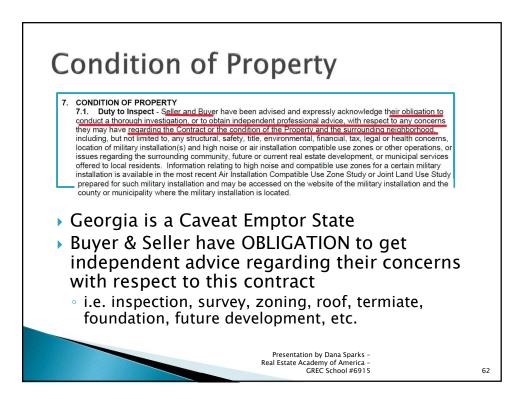
Complete Information about VA Funding Fee

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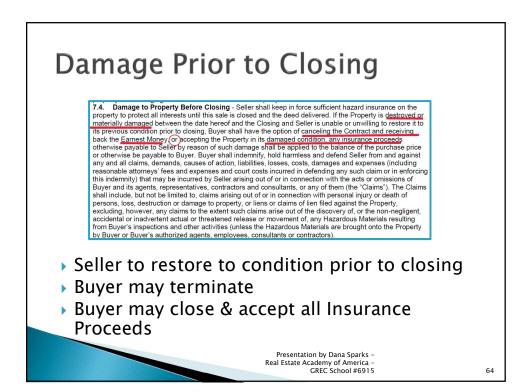
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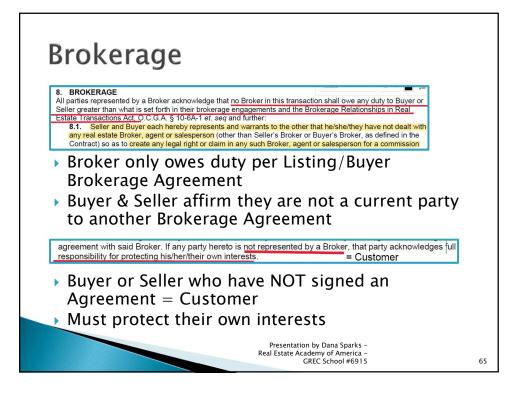




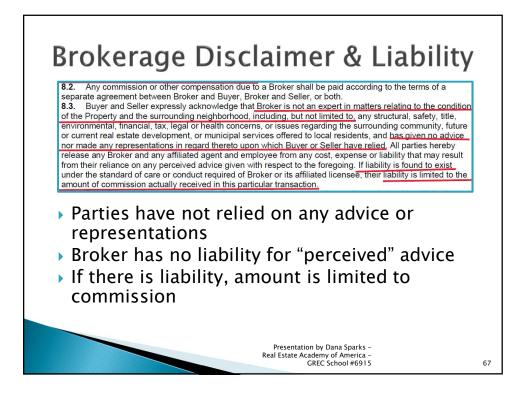
















10. DEFAULT

A party shall be in default if he or she breaches any term of the Contract. Except in the event of a party's failure to close or as otherwise stated in the Contract, neither Seller nor Buyer shall be deemed to be in default hereunder, however, until and unless such party has been given written notice of its failure to comply with the terms of the Contract and thereafter does not cure such failure within three (3) banking days after receipt of such notice. **10.1. Buyer's Default -** If Buyer defaults under any of the terms of the Contract, then Seller may terminate

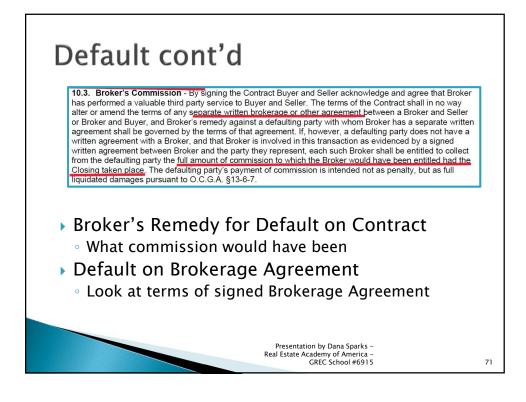
the Contract, in which event the <u>Earnest Money shall be paid to and retained by Seller as liquidated damages</u> and as Seller's <u>sole and exclusive remedy</u> hereunder. The parties acknowledge the actual damages are impossible to calculate, and the <u>Earnest Money</u> is a reasonable estimate of Seller's damages resulting from Buyer's default. Buyer's forfeiture of the Earnest Money is intended not as a penalty, but as full liquidated damages pursuant to O.C.G.A. §13-6-7.

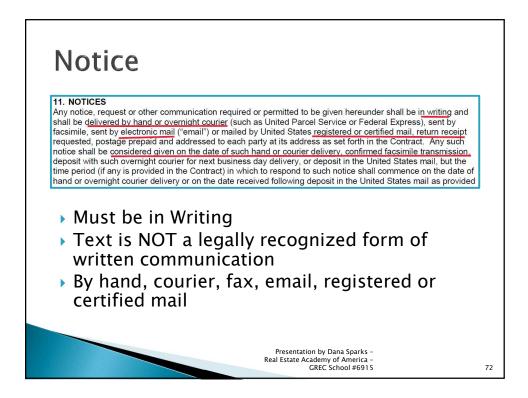
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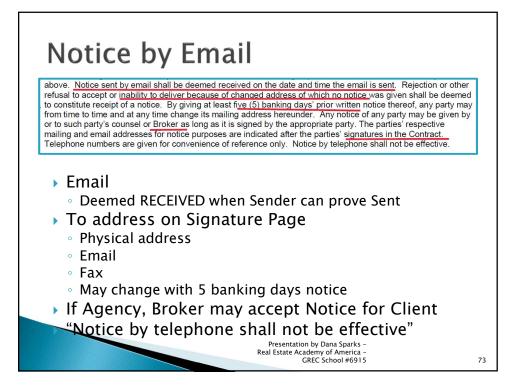
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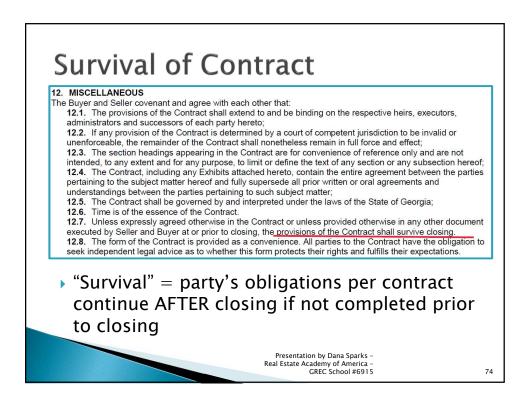
- Buyer's Default
 - Seller get Earnest Money
 - Sole & Exclusive Remedy
 - NO grounds to sue for damages

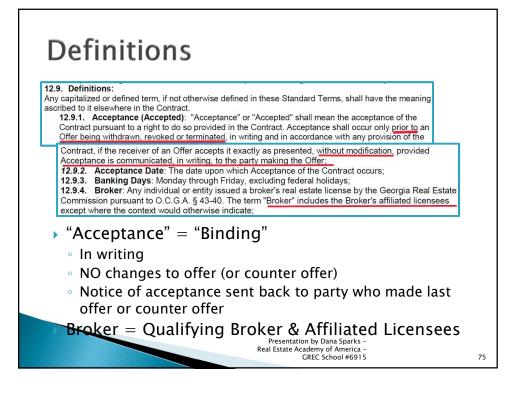
Default - Changed in 2019 10.2. Seller's Default - If this transaction shall not be closed because of default of Seller, the Earnest Money shall, at Buyer's election, be refunded to Buyer, and, after repayment of the Earnest Money to Buyer, the Contract shall be null and void and neither Seller nor Buyer shall have any further rights or obligations hereunder; or Buyer shall have the right to sue for specific performance of the Contract, provided that such specific performance remedy shall be available to Buyer only upon Buyer's full satisfaction of each of Buyer's obligations under the Contract, including without limitation Buyer's obligation to deliver the Earnest Money and delivering sufficient proof to the Closing Attorney and Seller that Buyer is ready, willing and able to close this transaction. The option selected by Buyer shall be Buyer's sole and exclusive remedy, and in no event shall Buver be entitled to damages. Seller's Default Earnest Money OR Sue for "Specific Performance" "Specific performance" is an equitable remedy in the law of contract, whereby a court issues an order requiring a party to perform a specific act, such as to complete performance of the contract NO grounds to sue for damages Presentation by Dana Sparks -Real Estate Academy of America – GREC School #6915 70

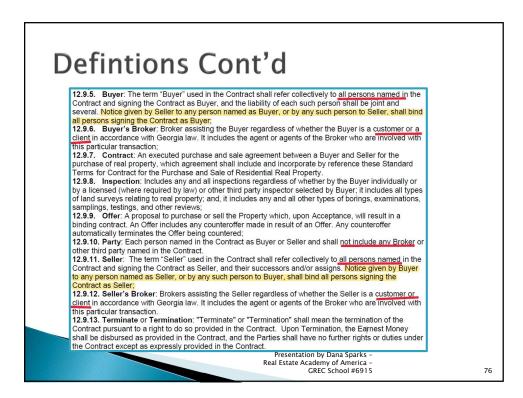


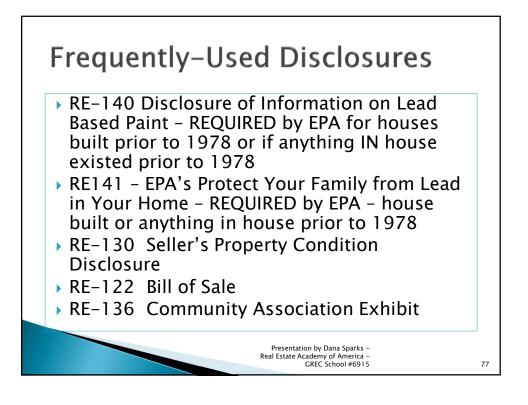


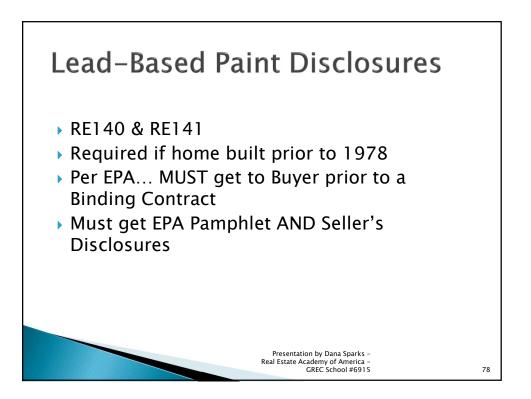


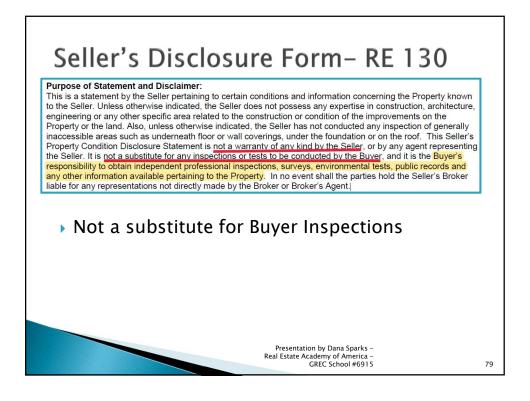






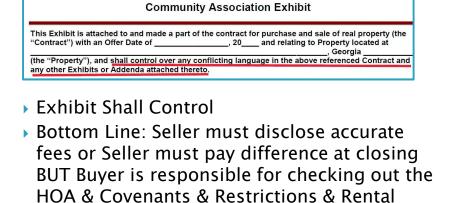












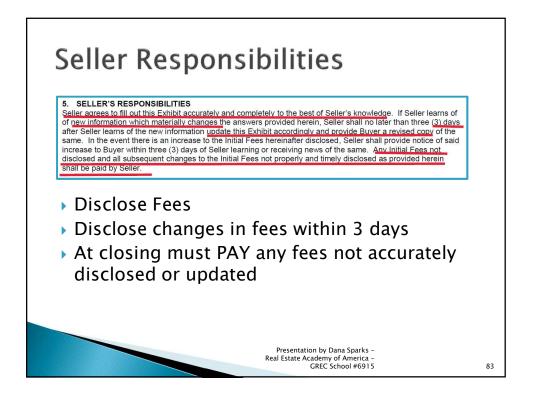
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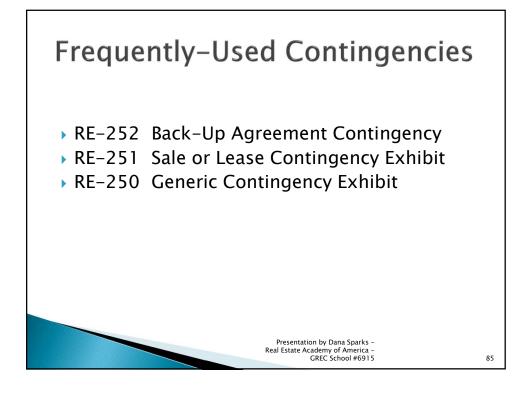
Buyer Responsibilities 4. BUYER'S RESPONSIBILITIES Buyer acknowledges that Buyer has the responsibility to obtain and review all applicable declarations of covenants and restrictions, declarations of condominium, bylaws, articles of incorporation, rules and regulations which create the Property Association and/or Master Association, govern its members and burden the Property (collectively, the "Association Documents"). Buyer acknowledges that, even if the community in which the Property is located is a gated community, this does not mean that the Property is a secure community, or that the Association guarantees the Buyer's safety, and Buyer shall be responsible for taking reasonable steps to provide for the safety of Buyer's person and property. In the event a master policy of insurance is provided by either Association, Buyer shall be responsible for verifying the adequacy of coverage and insuring Buyer's belongings Buyer further acknowledges that neither Seller nor Broker makes any representations or warranties as to any Association rules or covenants regarding Buyer's ability to lease the Property. Seller does not warrant the accuracy of the information contained in this Exhibit, other than the amount of any fees described herein as of the date hereof, and Buyer should contact the Property Association directly for any questions regarding the Property Association or Property Association amenities and services. Obtain & Review CCR's Insurance Coverage Rental Restrictions Etc. Presentation by Dana Sparks – Real Estate Academy of America – GREC School #6915 82

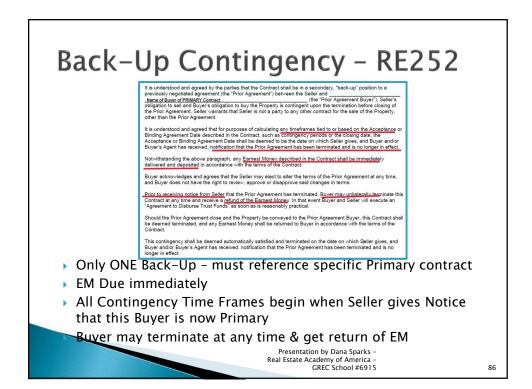
2022 RE Forms Contract Dissection GREC CE Course #73906 through Georgia Real Estate Academy School #6915

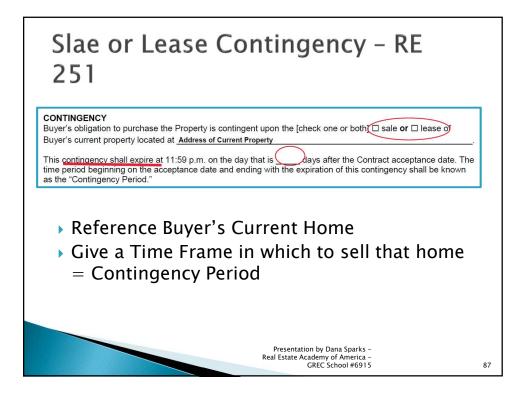
Rights

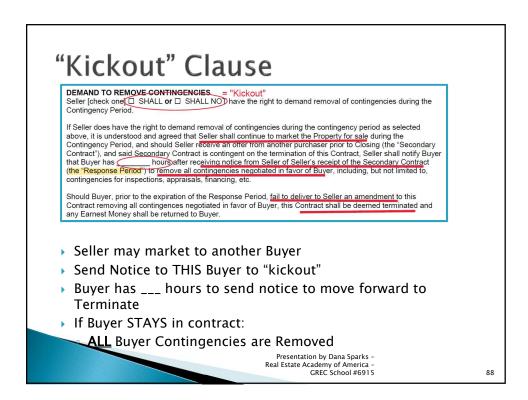












How to Remove JUST Sale or Lease Contingency

VOLUNTARY REMOVAL OF CONTINGENCY PRIOR TO SELLER DEMAND FOR REMOVAL At any time prior to Seller demand for the removal of this contingency, should Buyer deliver an amendment to Seller which removes this Sale or Lease Contingency, Seller shall execute and return to Buyer said amendment, and all remaining terms and conditions of the Contract, including, but not limited to other contingencies contained therein, shall remain in full force and effect.

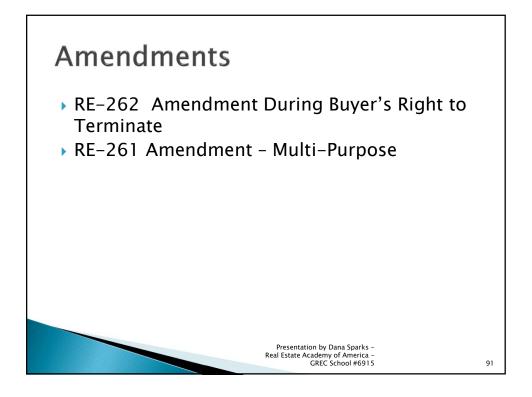
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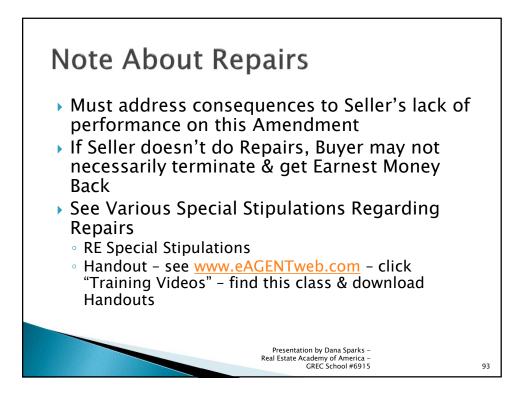
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 Buyer may JUST remove Sale or Lease Contingency & Keep all others in tact

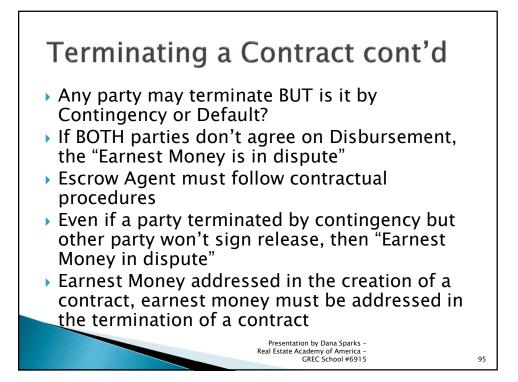
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	Dat	te:	, 20		
The undersigned	hereby gives the fo	llowing Notice:			
That certain <i>unaccepted</i> offer/counteroffer with an offer date of, 20 property known as is hereby withdrawn					relating to awn.
□ That certain <i>ac</i>	cepted contract wit	th an acceptance date	e of	, 20	_ relating to
Reason for Termi					

