

2024 Printing

LICENSE AGREEMENT L1 License for 11

L1 License for Use of 2024 GAR-Approved Real Estate Forms

CBs	GAR CONSUMER BROCHURES
CB01	The ABC's of Agency
CB04	Lead-Based Paint Pamphlet
CB07	Mold Pamphlet
CB08	EPA Home Buyer's and Seller's Guide to Radon Pamphlet
CB10	Protect Yourself When Selling Real Property
CB13	Protect Yourself When Buying Real Property
CB16	What to Consider When Buying Real Property in a Community Association
CB19	What to Consider When Buying a Home in a Condominium
CB22	Protect Yourself When Buying a Home to be Constructed
CB25	What Buyers Should Know About Flood Hazard Areas and Flood Insurance
CB28	What Buyers and Sellers Should Know About Short Sales and Distressed Properties
CB31	What New Landlords Need to Know About Leasing Property
100s	BROKERAGE ENGAGEMENTS
F101	Exclusive Seller Brokerage Engagement Agreement
F104	Non-Exclusive Seller Brokerage Engagement Agreement
F107	Authorization to Show Unlisted Property
F110	Exclusive Buyer Brokerage Engagement Agreement
F113	Non-Exclusive Buyer Brokerage Engagement Agreement
F116	Agreement to Work with Buyer as a Customer
F119	Agency Exhibit (Buyers and Sellers)
F122	Exclusive Leasing Listing Agreement
F125	Non-Exclusive Leasing Listing Agreement
F128	Exclusive Leasing/Management Agreement
F131	Services to be Performed by a Manager Exhibit
F134	Exclusive Tenant Brokerage Agreement
F137	Non-Exclusive Tenant Brokerage Agreement
F140	Agreement to Work with Tenant as a Customer
F143	Agency Exhibit (Owner/Landlord and Tenant)
F146	Additional Signature Page (Brokerage Agreements)
F149	Retainer Fee Exhibit
F152	Mutual Termination of Brokerage Engagement Agreement
F155	Unilateral Termination of Brokerage Engagement Agreement
F158	Notice to Extend Brokerage Engagement Agreement
200-	DUDCHASE AND SALE ACREMENTS
200s	PURCHASE AND SALE AGREEMENTS
F201	Purchase and Sale Agreement
F204 F207	Condominium Resale Purchase and Sale Exhibit Lease/Purchase and Sale Exhibit
F207 F210	
	Lot Purchase and Sale Agreement Land Purchase and Sale Agreement
F213 F216	
F219	Dwelling and Land Both Have Value Exhibit Temporary Occupancy Agreement for Seller After Closing Exhibit
F219 F222	Temporary Occupancy Agreement for Buyer Prior to Closing Exhibit
F225	Personal Property Agreement (Bill of Sale)
F228	New Construction Purchase and Sale Agreement
F231	New Construction Exhibit
F234	New Construction Plans and Specifications Exhibit
F237	Pre-Construction Specifications Exhibit
F240	Option Agreement
F243	Option Agreement to Purchase Leased Property Exhibit
F246	Special Stipulations
F249	Counteroffer to or Modification of the Unaccepted Original Offer
T252	Wells Through List

Instructions to Closing Attorney

Walk Through List

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<u>200s</u>	PURCHASE AND SALE AGREEMENTS (cont.)
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F261	Disclosure to Principal of Fees Paid or Received by Broker
F264	Reminder of Important Dates in the Purchase and Sale Agreement
F267	Additional Signature Page (Buyers and Sellers)
F270	Notice to Unilaterally Extend Closing Date for Eight Days
F273	Property Sold with the Right to Request Repairs Exhibit
F276	Notice to Unilaterally Extend Inspection Period
F279	Assignment of Purchase and Sale Agreement Rights
F280	Notice to Seller of Assignment of Purchase and Sale Agreement
F282	Notice of the Exercise of Tenant's/Buyer's Option to Purchase Property
F285	Notice to Withdraw Offer
F288	Notice to Reject Offer/Counteroffer
F289	Request for Confirmation of Presentation of Offer/Counteroffer
F290	Agreement to Reinstate Contract
300s	DISCLOSURE STATEMENTS
F301	Seller's Property Disclosure Statement Exhibit
F302	Seller's Disclosure of Latent Defects and Fixtures Checklist
F304	Seller's Property Disclosure Statement (Condominium) Exhibit
F307	Seller's Property Disclosure Statement (Lot/Land) Exhibit
F310	Seller's Property Disclosure Statement (New Construction) Exhibit
F313	New Construction Seller Disclosures Exhibit
F316	Lead-Based Paint Exhibit
F319	Disclosure Information Concerning Lead Upon Transfer of Residential Property – 42 U.S.C. § 4852(d)
F322	Community Association Disclosure Exhibit
F325	Broker's Information Disclosure
F328	DeKalb County Plumbing Disclosure
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400s	FINANCING PROPERTY OF THE PROP
F401	No Financing Contingency Exhibit
F404	Conventional Loan Contingency Exhibit
F407	FHA Loan Contingency Exhibit
F410	VA Loan Contingency Exhibit
F413	USDA-RD Loan Contingency Exhibit
F416	Loan Assumption Exhibit
F419	Institutional Second Mortgage Contingency Exhibit
F422	Seller Financing (First Mortgage) Exhibit
F425	Seller Financing (Second Mortgage) Exhibit
F428	Seller Financing (Third Mortgage) Exhibit
F431	Seller Financing (Wrap Around Mortgage) Exhibit
F434	Subordination Agreement
F437	Request for Loan Information
1 101	response for Edul morniagon
500s	EARNEST MONEY / TRUST FUNDS
F501	Earnest Money and/or Additional Earnest Money Held by Seller Exhibit
F507	Earnest Money Transfer to Seller Amendment
F510	Closing Attorney Acting as Holder of Earnest Money Exhibit
F511	Agreement of Closing Attorney to Serve as Holder of Earnest Money ("Escrow Agreement")
F513	Escrow Agreement
F516	Agreement to Disburse Trust Funds Prior to Closing
F519	Mutual Agreement to Terminate Purchase and Sale Agreement and Disbursement of Earnest Money
F522	Unilateral Notice to Terminate Purchase and Sale Agreement and Proposed Disbursement of Earnest Money
F525	Acknowledgement of Person Contributing Earnest Money on Behalf of Buyer ("Acknowledgement")
1 020	Action of the state of the stat
6006	CONTINGENCY EVHIDITS
600s	CONTINGENCY EXHIBITS Sala as Lagge of Buyer's Preparty Contingency Exhibit
F601	Sale or Lease of Buyer's Property Contingency Exhibit
F604	Back-Up Agreement Contingency Exhibit
F605	Addendum to Back-Up Agreement
F607	General Contingency Exhibit
F610	Short Sale Contingency Exhibit

<u>700s</u>	<u>AMENDMENTS</u>
F701	Amendment to Agreement
F704	Amendment to Address Concerns with Property
F707	Amendment to Remove Contingency
F710	Amendment to Change the Due Diligence Period
F713	Amendment to Sales Price
F716	Amendment to Change Closing/Possession Date
F719	Amendment to Remove Contingency of Sale or Lease of Buyer's Property
F722	Amendment to Remove Inspection Contingency
F725	Amendment to Authorize Buyer to Make Repairs and/or Improvements Prior to Closing
F728	Amendment to Brokerage Engagement
F731	New Construction Change Order(s) Amendment
F733	Binding Agreement Date Confirmation Amendment
F735	Amendment to Assign Agreement
	3 0
800s	MISCELLANEOUS
F801	Additional Page
F804	Exhibit to Agreement
F807	Legal Description Exhibit
F810	Pet Exhibit
F813	Survey Resolution Exhibit
F816	Notice American Exhibit
F819	Binding Agreement Date Notification ("Notification")
F822	Agreement to Keep Offers Confidential
F825	Confidentiality and Non-Disclosure Agreement
F828	Broker's Authorization to Hire Vendor
F831	Arbitration/Mediation Agreement
F834	Vendor List
F837	Estimate of Net to Seller
F840	Estimate of Cost to Buyer
F843	Referral Authorization
900s	LEASING
F901	Rental Application
F904	Adverse Action Letter Regarding Rental Application
F907	Owner's Property Disclosure Statement (Lease) Exhibit
F910	Move In/Move Out Condition Report (Long Version)
F911	Move-In Inspection Report (Short Form)
F912	Move-Out Inspection Report (Short Form)
F913	Lease for Residential Property (Not to Be Used for Lease/Purchase Transactions)
F916	Lease for Lease/Purchase Agreement Exhibit
F918	Lead-Based Paint Exhibit (Leases)
F919	Consent to Take Pictures and Video of Property
F920	Required Renter's Insurance Exhibit
F921	Pool on Property Exhibit
F922	Notice to Tenant of Changes Affecting the Rental of Property
F923	Property Damage Liability Exhibit
F925	Amendment to Lease Agreement
F928	Notice (To be used in Lease Transactions)
F931	Additional Signature Page (Tenants and Landlords)
F934	Leasing Commission Confirmation

CFs	COMMERCIAL FORMS
CF01	Commercial Exclusive Seller Listing Agreement
CF04	Commercial Purchase and Sale Agreement
CF07	Commercial Purchase and Sale Agreement Exhibit "A" Legal Description
CF10	Commercial Purchase and Sale of Business Along with Real Property Exhibit "B1"
CF11	Commercial Purchase and Sale of a Residential, Office, Retail or Industrial Building Exhibit "B2"
CF12	Commercial Purchase and Sale of Equipment and/or Other Personal Property Exhibit "B3"
CF19	Commercial Purchase and Sale Agreement Exhibit "C" Additions to Seller's Closing Documents
CF22	Commercial Purchase and Sale Agreement Exhibit "D" Seller's Warranties and Representations
CF24	Commercial Exclusive Listing Agreement (For Leases)
CF25	Commercial Open Listing Agreement (For Leases)
CF28	Commercial Exclusive Leasing/Management Agreement
CF31	Commercial Lease Agreement (Single-Tenant Facilities)
CF32	Maintenance and Repair Exhibit
CF33	Improvements and Alterations Exhibit
CF34	Commercial Lease Agreement (Multi-Tenant Facilities)
CF37	Commercial Lease Agreement Amendment #
CF40	Commercial Sublease Agreement
CF43	Commercial Sublease Consent Agreement
CF46	Commercial Lease Guaranty
CF49	Commercial Lease Termination and Release Agreement
CF52	Commercial Lease Commission Assumption Agreement
CF55	Commercial Lien Waiver
CF58	Commercial Letter of Intent (For Purchase of Property)
CF61	Commercial Letter of Intent (For Lease of Premises)

COMPANY OPERATIONS

CO01	Independent Contractor Agreement
CO04	Amendment to the Independent Contractor Agreement to Provide for Payment of Commission to Corporation ("Amendment"
CO07	Agreement for Licensee Use of a Real Estate Assistant
CO10	Agreement Between Licensee, Georgia Broker and Out-of-State Broker
CO13	Agreement Between New Broker and Former Broker of a Transferring Licensee
CO16	Referral Agreement (Broker to Broker)
CO17	Referral Agreement (Broker to Builder)
CO19	Agreement Between Georgia Broker and Out-of-State Broker (For Listing of Georgia Property)
CO22	Agreement Between Georgia Broker and Out-of-State Broker (For the Purchase or Lease of Georgia Property)
CO25	Broker Transaction Checklist and Contract Review

SPECIAL STIPULATIONS INDEX

SPECIAL STIPULATIONS (See Special Stipulations Index)

2024 GAR FORMS INDEX

2024 GAR FORMS CHANGES