

RIDER TO THE CONTRACT OF SALE

This rider is attached to and made a part of the Contract of Sale between Bristol Global Mobility, LLC as "Seller" and _____ "buyer" for the property commonly known as 714 Opera Lane, Alpharetta, US-GA, 30009 USA. If any provisions of this Rider conflict in whole or in part with the terms of the Contract of Sale, addendums, and riders, this Rider shall control.

1. Buyer acknowledges that this sale is a corporate relocation and the Contract of Sale is contingent upon Bristol Global Mobility, LLC (hereinafter referred to as "BGM") being able to deliver good and marketable title to the property.
2. It is agreed and understood that the Buyer's earnest money shall be made payable to the appropriate party and deposited into a trust account. In case of default of the Contract of Sale by Buyer, it is expressly agreed that the earnest money deposit herein shall be paid to BGM as liquidated damages.
3. The Purchaser(s) accept the subject Property, and any included personal property, in "AS IS" condition at the time of closing. Purchasers acknowledge that neither BGM, nor the corporations it represents, has occupied the Property at any time, and therefore neither one expresses or implies any guarantees, warranties, or representations concerning the condition or function of the structures, systems, fixtures, equipment, amenities, lot lines or lot size of said Property. Purchasers further acknowledge that they have NOT relied upon any guarantees, warranties, or representations except as expressly stated in writing in the Contract of Sale or this Rider, and Purchasers further acknowledge that they are relying solely on their own judgment in purchasing the Property.

BGM strongly encourages Purchasers, at their own expense, to have a complete independent inspection of the Property, structures, systems, equipment and amenities. If the Purchasers decline the right to inspect, or do not complete the inspections, and do not present to BGM within ten (10) business days of acceptance of the Contract of Sale, a written request for repairs, they shall thereby have waived their right to do so, and agree to accept the condition of the Property as being satisfactory, relieving BGM and its agents of all further liability.

4. If BGM has ordered or conducted inspections of the Property, said inspections will be provided to the Purchasers, as provided for in the Contract of Sale.

5. BGM and the Broker do not have knowledge of any existing conditions or inspections which pertain specifically to the property other than those revealed on the attached Disclosure(s) statement or inspections provided by the present owner of record and occupants and those, if any, listed below:
1/5/2026, 1/30/2026 – Disclosures – Previous owner of record
2/6/2026 - Disclosures – Bristol Global Mobility
6. Tax Proration's and assessments, if any, shall be calculated in accordance with local custom and based upon the most recent verifiable official tax information provided as of the day of closing by the local tax assessor or other applicable authority. Buyer and BGM agree that no further adjustments will be made after the date of closing.
7. The closing of the sale of the Property shall be through, and shall take place at the following office

Bailey Helms Legal LLC
300 Colonial Center Parkway, Suite 100
Roswell, GA 30076
Attention: Jacqueline Lewis - jacqueline.lewis@baileyhelmslegal.com - (678) 222-3451

The closing shall occur on or before: _____, with Time Being of the Essence.

If Seller has agreed to credit Purchasers monies at closing, Purchasers acknowledge that any such credits may not exceed an amount acceptable to Purchasers' lender, if any. Monies for credits may be made payable to a contractor of Purchasers' choice with approval of Purchasers' lender and will be reflected on the ALTA Settlement Statement. Neither Seller nor Closing Agent will be liable for any failure whatsoever in connection with a contractor's/payee's performance.

Real Estate commission will be considered earned and payable only if the sale to Buyer is closed, the deed delivered to Buyer and the purchase price delivered to Seller.

8. Possession shall be given to the Buyer at closing and funding. Buyer may not alter the Property, store anything on or in the Property, occupy, or otherwise use the Property prior to closing.
9. Notwithstanding, anything contained in the Contract of Sale to the contrary, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provision in the Contract of Sale requiring such procedures are void and of no effect.

10. Buyer agrees to credit BGM for any fuel oil remaining, based on a fuel oil reading by a fuel oil company.
11. In negotiating the Contract of Sale, BGM has materially relied on the closing date specified. If, through no fault of BGM and due to the Purchasers choice, the closing does not occur on the scheduled closing date, Purchasers agree to pay BGM the sum of one and one quarter per cent (1.25%) of the purchase price of the Property per month, prorated on a daily basis. This sum is to be paid to, or credited to, BGM on the actual date of closing.
12. Notwithstanding anything herein to the contrary, the term Force Majeure if used herein does not include any matters related to the Coronavirus/COVID-19 pandemic and resulting closures, delays, travel restrictions (government and self-imposed) and other impacts (collectively "COVID-19 events"). The parties understand the possibility of delays and material change of circumstance due to COVID-19 events and knowingly intend to proceed with this transaction. However, the parties agree that the provisions of Paragraph 11 of this Rider shall not apply to delays due to a COVID-19 event.

13. Additional provision:

Seller: Bristol Global Mobility, LLC

Buyer

Date

By: _____
Date

Buyer

Date

Listing Broker/Agent Date

Selling Broker/Agent

Date

HOMEOWNER DISCLOSURE STATEMENT

Thomas P. Seidel and Stacy P. Seidel

Homeowner Name(s): Tom Seidel Date: January 5, 2026

Property Address: 714 Opera Lane, Alpharetta, Georgia 30009

Approximate Age of Property: 5 yrs. Date Purchased: 8-25-2022

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. HOUSE SYSTEMS								
Are there any problems affecting:	Yes	No	N/A		Yes	No	N/A	
a. Electrical Wiring?		✓		f. Appliances?		✓		
b. Air Conditioning/Cooling System?		✓		g. Floors?		✓		
c. Plumbing?		✓		h. Water System?		✓		
d. Heating?		✓		i. Sprinkler System?		✓		
e. Pool/Hot Tubs/Spa?		✓		j. Chimneys/Fireplaces?		✓		
k. Gate code:		✓		l. House/Garage Code:		✓		

Additional Comments:

2. LAND/FOUNDATION				Yes	No	N/A
a. Is the property located on filled or expansive soil?					✓	
b. Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?					✓	
c. Are there any defects or problems relating to the foundation/basement?					✓	
d. Has a water or dampness condition ever existed in your basement/crawlspace?					✓	
e. Is there any additional lot/land to be sold that is not included in the deed of this property?					✓	

Additional Comments:

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3. ROOF	Yes	No	N/A
a. Age of Roof <u>5</u> Years			
b. Has the roof ever leaked during your ownership?		✓	
c. Has the roof been replaced or repaired during your ownership?		✓	
**If replaced, provide warranty			
d. Are there any problems with the roof?		✓	

Additional Comments:

4. SEWAGE/WATER	Yes	No	N/A
a. Is the property connected to a public sewer system? (If yes, no explanation required.)	✓		
b. Is there a septic tank/cesspool system serving this property? If so, when was it last serviced?		✓	
c. Do you know of any problems relating to the septic tank/cesspool/sewer system?		✓	
d. Is there a well on the property?		✓	

Additional Comments:

5. DRAINAGE/WATER	Yes	No	N/A
a. Is this property located in a flood plain zone?		✓	
b. Has the property ever had a drainage or flooding problem?		✓	
c. Have any properties in the immediate area ever had a drainage or flooding problem?		✓	

Additional Comments:

6. BOUNDARIES	Yes	No	N/A
a. Have you ever had a survey of your property done?		✓	
b. Are the boundaries of your property marked in any way? If yes, please describe below.		✓	
**Please provide copy of survey, if available.			
c. Is there a shared driveway? If so, provide copy of any agreements.		✓	

Additional Comments:

7. ADDITIONS/REMODELS	Yes	No	N/A

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a. Were any structural additions, changes, or repairs made to the property by former homeowners without obtaining all necessary permits and government approvals?		✓	
b. Have you made any structural additions, changes or repairs to the property?	✓		
c. Have you obtained all necessary permits and government approvals?	✓		
**Please provide copies of permits and final inspections, if applicable.			

Additional Comments:

- mini-split heat & A/C system installed basement 2025
- New garage door opener
- New whole-house water treatment system
- New window treatments throughout

8. HOMEOWNERS ASSOCIATION	Yes	No	N/A
a. Is the property subject to rules and regulations of any homeowner's association?	✓		
b. Are there any problems relating to any common area?		✓	
c. Are there any conditions which may result in an increase in taxes or assessments?		✓	
d. Are there any pending or threatened claims or lawsuit against the homeowners association?		✓	
e. Does the association have a first right of refusal?		✓	

Additional Comments:

9. NEIGHBORHOOD	Yes	No	N/A
a. Is there any unusual amount of noise from any source that affects the property? Examples: Airplanes, traffic, schools, or businesses		✓	
b. Are there any other neighborhood conditions or problems affecting the property?		✓	

Additional Comments:

10. MISCELLANEOUS	Yes	No	N/A
a. Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? If yes, where?		✓	
b. Does the property now contain or has it ever contained any underground storage tanks? If so where?		✓	
c. If underground tank on property, what type?			✓
d. If underground tank on property, is it still in use or has it been decommissioned? If decommissioned, please provide documentation.			✓
e. Is there an above-ground tank for fuel/oil?		✓	
f. If so, is the tank active?			✓
g. Is the tank leased?			✓

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h. Are there any violations of local, state or federal government laws or regulations relating to this property?		✓	
i. Have any termite/pest control reports on the property been prepared in the last five years?		✓	
j. Is there a warranty in place for termites? If so, please provide copy of warranty.		✓	
k. Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?		✓	
l. Are there any existing or threatened legal actions affecting this property?		✓	
m. Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties?		✓	
n. Is the property located on an earthquake fault? No explanation required.		✓	
o. Are there any bonds or assessments affecting this property?		✓	
p. Is the residence equipped with an operable smoke detector? No explanation required.	✓	✓	
q. Is the residence equipped with an operable carbon monoxide detector?		✓	
r. Are any of the property's systems (alarm, water softener, etc.) leased or rented?		✓	
s. Have there been any significant repairs made to the property or to any of its systems or components within the last five years? If yes, please explain.	✓		
t. Is the property located next to or in close proximity of a dump, junkyard, or toxic disposal site?		✓	
u. Has the property been tested for radon gas? If so, provide copy of warranty.		✓	
v. Do you have solar panels, water softener, pool equipment or other personal property that is leased or has an outstanding loan?		✓	

Additional Comments:

- New garage door opener
- note that the HOA covers pest/termite

11. REPORTS
Please attach copies of all existing reports and documents relating to this property including:
a. Surveys
b. Structural Inspections Reports
c. Building Permits
d. Septic
e. Soil Report
f. Termite/Pest Control Reports
g. Engineering Reports
h. Radon Inspection Report
i. Disclosure Statements
j. Pest control warranties or maintenance contracts
k. Other: _____

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Buyers Initials

my *SRS*
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12. GENERAL CONDITION	Yes	No
a. Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property? If yes, please describe below.		<input checked="" type="checkbox"/>

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Homeowner

Thomas Pfeider

Homeowner

Stephanie Westfall

Bristol Global Mobility

Signed by:

Stephanie Westfall / Bristol Global Mobility LLC

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Bristol Global Mobility, LLC

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SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT " _____ "

2026 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: 714 OPERA LANE
ALPHARETTA, Georgia, 30009). 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 on the Property;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) if prior to Closing there are any material changes in the answers to any of the questions, Seller shall promptly revise the Statement and provide it 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 or recently occupied the Property, 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 it 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. In other words, if a Seller answers "no" to a question, it means Seller either affirmatively knows that the answer to the question is "no" or has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the actual condition of the Property, nor a substitute for Buyer doing its own due diligence.**C. SELLER DISCLOSURES.**

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>2021</u>		
(b) Is the Property vacant?		X
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		X
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		X

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		
(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 DISCLOSURE EXHIBIT" GAR F322.	X	

EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(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.		X



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Copyright© 2026 by Georgia Association of REALTORS®, Inc. F301, Seller's Property Disclosure Statement Exhibit, Page 1 of 7, 01/01/26

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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?		X
(b) Have any structural reinforcements or supports been added?		X
(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?		X
(d) Has any work been done where a required building permit was not obtained?		X
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	X	
(b) Date of last HVAC system(s) service: <u>approximately 2 yrs ago</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		X
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, propane/fuel tanks, etc.)?		X
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?	X	

EXPLANATION: (1) A new mini-split was added to basement in 2025 with proper permitting and HOA approval.
(2) New garage door opener has camera and can be operated remotely.

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>5</u> years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) 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? If yes, date of testing: _____		
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by health department or other governmental authority? _____		
(g) Is the main dwelling served by a sewage pump?		X
(h) Has any septic tank or cesspool on Property ever been professionally serviced? <u>N/A</u> If yes, give the date of last service: _____		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		X
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X

EXPLANATION:



7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>5</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		X
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X

EXPLANATION:

8. FLOODING AND WATER INTRUSION:	YES	NO
(a) Excluding water intrusion caused by plumbing, has there been any water intrusion or physical damage to the Property and/or its improvements and/or contents caused by water from the exterior of the improvements ("Flood")?		X
(b) Has there been any insurance claim covered under the National Flood Insurance Program or a private flood insurance policy?		X
(c) Have any repairs been made to the Property or improvements located on such Property as a result of a Flood (regardless of whether any insurance claim was filed)?		X
(d) Have you received any notification regarding the designation of the Property as a Repetitive Loss Property or Severe Repetitive Loss Property?		X
(e) Has there been any material erosion affecting the Property?		X
(f) Has Seller received notification to obtain and maintain flood insurance under federal law (such as because of a previous form of disaster assistance received by any owner of the Property)?		X
(g) Is flood insurance required by current mortgagee?		X
(h) Does any part of the Property fall within a 100-year or 500-year floodplain as designated by the Federal Emergency Management Agency?		X
(i) Are there any retention ponds, detention ponds or similar facilities on the Property?		X
(j) Are there any streams, springs, or ponds on the Property that only flow or are only visible during certain times of the year?		X

EXPLANATION:

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)?		X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?		X
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		X
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		X

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10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		X
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	X	
If yes, what is the cost to transfer? \$ <u>0</u> What is the annual cost? <u>HOA</u>		
If yes, company name/contact: <u>SEE HOA DOCS</u>		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
EXPLANATION: (1) HOA provides pest / termite service		

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		X
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		X
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		X
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?		X
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		X
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		X
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		X
(e) Is the Property subject to a threatened or pending condemnation action?		X
(f) How many insurance claims have been filed during Seller's ownership? <u>0</u>		
EXPLANATION:		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		X
EXPLANATION:		

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14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		X
(b) Is the Property receiving preferential tax treatment as an agricultural property?		X

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.

ADDITIONAL EXPLANATIONS (If needed):

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D. FIXTURES CHECKLIST

- Directions on How to Generally Fill Out Fixtures Checklist.** REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. 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 shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

2. **Items Not Remaining with the Property.** Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). 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 but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

3. **Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, 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. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

Appliances

- ☒ Clothes Dryer
- ☒ Clothes Washing Machine
- ☒ Dishwasher
- ☒ Garage Door Opener
- ☒ Garbage Disposal
- ☒ Ice Maker
- ☒ Microwave Oven
- ☒ Oven
- ☒ Range
- ☐ Refrigerator w/o Freezer
- ☒ Refrigerator/Freezer
- ☐ Free Standing Freezer
- ☐ 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

- ☐ Aboveground Pool
- ☐ Gas Grill
- ☐ Hot Tub
- ☐ Outdoor Furniture
- ☐ Outdoor Playhouse
- ☐ 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
- ☒ Car Charging Station
- ☐ 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

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

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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.

*Seller is taking extra Refrigerator in garage
only mirrors in bathrooms are staying*



Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

One window on main floor may have lost seal.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

Signed by:

Stephanie Westfall / Bristol Global Mobility LLC

1 Buyer's Signature

Bristol Global Mobility, LLC

Print or Type Name

2/6/2026

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

Thomas P Seidel

1 Seller's Signature

THOMAS P SEIDEL

Print or Type Name

1-30-2026

Date

Stacy P Seidel

2 Seller's Signature

STACY P SEIDEL

Print or Type Name

1-30-26

Date

☐ Additional Signature Page (F267) is attached.

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Serenade Community Association, Inc

Community Disclosure Information

- Mandatory Membership Homeowners Association
- 89 Units
- Community is NOT age restricted
- This Community has a Sub Association (Manors at Serenade Condominium Association)
- Contact Information:
Access Management Group
1100 Northmeadow Pkwy., Suite 114
Roswell, GA 30076
P: 770-777-6890
F: 770-777-6907
Email: info@accessmgt.com
Website: www.accessmgt.com
- Assessment amounts vary per unit (SF-\$3,384.00/TH \$6,300.00)
Assessments are billed in: ☐ 1 installment ☐ 2 installments ☐ 3 installments ☐ 4 installments ☒ 12 installments
- \$295 Closing Package (rush fees apply if needed in less than 5 business days)
- Initiation Fee- Single Family-\$3,000.00/Townhome \$5,100.00
- No Special Assessments
- No Pending Litigation
- The following services and amenities are paid for by the Association from the annual assessment:

<input type="checkbox"/> Gas	<input type="checkbox"/> Concierge	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Cable
<input type="checkbox"/> Water	<input type="checkbox"/> Gate Attendant	<input type="checkbox"/> Tennis	<input type="checkbox"/> Pest Control
<input type="checkbox"/> Electric	<input type="checkbox"/> Trash Pickup	<input type="checkbox"/> Golf	<input type="checkbox"/> Termite Control
<input type="checkbox"/> Heating	<input checked="" type="checkbox"/> Road Maintenance	<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Fire Insurance on Property
<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Maintenance of Property	<input type="checkbox"/> Playground	<input checked="" type="checkbox"/> Common Area Insurance
	<input checked="" type="checkbox"/> Grounds	<input type="checkbox"/> Exercise Facility	<input checked="" type="checkbox"/> Other: Access Gates
	<input checked="" type="checkbox"/> Dwelling Exterior coverage depends on type of unit; see Governing Docs	<input type="checkbox"/> Equestrian Facility	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Common Area Maintenance	<input type="checkbox"/> Marina/Boat Storage	
- Closing letter and/or Condo Questionnaire to be requested at www.condocerts.com
- Is this an FHA approved community? N/A (Fee Simple)
- This community has leasing restrictions-10% total for entire community(cap has been met)
- Townhome Units have pest/termite control, fire insurance on property & exterior maintenance

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Information is subject to change

COMMUNITY ASSOCIATION DISCLOSURE
EXHIBIT " _____ "

2026 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 714 OPERA LANE, ALPHARETTA, Georgia 30009 ("Property").

Seller's Directions for Completing This Community Association Disclosure ("Disclosure"). Seller is encouraged to contact the community association management company, property manager, and/or association board as this Disclosure must be filled out accurately and completely. Seller acknowledges that information regarding community associations can be difficult for buyers to obtain, and Buyer is relying on the information in this Disclosure when deciding whether to purchase the Property. If new information is learned by Seller which materially changes the answers herein, Seller must immediately update and provide Buyer with a revised copy of this Disclosure up until Closing. Notwithstanding Seller's duty to update this Disclosure, any payment obligations incurred by Seller pursuant to this Disclosure due to the under-disclosure of any amount herein will be calculated based on the amount stated on Seller's initial disclosure and not on the amount subsequently provided on any updated disclosure (excluding payment obligations related to the disclosure of special assessments that come Under Consideration after the Binding Agreement Date that are promptly and accurately disclosed to Buyer).

Buyer's Use of Disclosure. While this Disclosure is intended to give the Buyer basic information about the community in which Buyer is purchasing, Buyer should read the covenants and other legal documents for the community ("Covenants") to better understand Buyer's rights and obligations therein. The Buyer is advised to review *"What to Consider When Buying Property in a Community Association"* (CB16) and/or *"What to Consider When Buying Property in a Condominium"* (CB19).

A. KEY TERMS AND CONDITIONS.

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER. (Select all that apply. The boxes not selected shall not be a part of this Exhibit)

- ☐ Mandatory Membership Condominium Association
- ☐ Mandatory Membership Property Owners' Association or Homeowners' Association
- ☐ Mandatory Age Restricted Community
- ☐ All units are occupied by a person 62 or older.
- ☐ At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older
- ☐ Mandatory Membership Master Association
- ☐ Optional Voluntary Association
- ☐ Voluntary Transitioning to Mandatory (Buyer shall be a ☐ voluntary or ☐ mandatory member)

2. CONTACT INFORMATION FOR ASSOCIATION(S).

a. Name of Association: _____
 Contact Person / Title: _____
 Association Management Company: _____
 Telephone Number: _____ Email Address: _____
 Mailing Address: _____ Website: _____

b. Name of Master Association: _____
 Contact Person / Title: _____
 Association Management Company: _____
 Telephone Number: _____ Email Address: _____
 Mailing Address: _____ Website: _____

3. ANNUAL REGULAR ASSESSMENTS ("ASSOCIATION DUES").

a. The Association Dues are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- ☐ \$ _____ per year;
- ☐ \$ _____ per month;
- ☐ \$ _____ per quarter;
- ☐ \$ _____ semi-annually;

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☐ If applicable, Buyer will be required to pay a mandatory Fee for _____, which is currently \$ _____ per _____. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Jennifer Bienstock IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

b. If applicable, the Association Dues for the Master Association are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- ☐ \$ _____ per year;
☐ \$ _____ per month;
☐ \$ _____ per quarter;
☐ \$ _____ semi-annually;

☐ If applicable, Buyer will be required to pay a mandatory Fee for _____, which is currently \$ _____ per _____. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

4. SPECIAL ASSESSMENTS.

- a. Buyer's total portion of all Special Assessments Under Consideration is \$ _____.
b. Buyer's total portion of all adopted Special Assessments is \$ _____.
c. Adopted Special Assessments shall be paid as follows: (Select all that apply. The boxes not selected shall not be a part of this Agreement) ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Other: _____

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES.

Buyer will pay \$ _____ for all Transfer, Initiation, and Administrative fees. Seller will pay any Transfer, Initiation, and Administrative Fees above this amount.

6. OTHER ASSOCIATION EXPENSES (IF APPLICABLE).

- a. **Utility Expenses.** Buyer is required to pay for utilities which are billed separately by the Association at a rate that may vary depending on usage and are in addition to any other Association Dues. The Association bills separately for:
☐ Electric ☐ Water/Sewer ☐ Natural Gas ☐ Cable TV ☐ Internet ☐ Other: _____

ASSESSMENTS PAY FOR FOLLOWING SERVICES, AMENITIES, AND COSTS. The following services, amenities, and costs are included in the Association annual assessment. (Select all which apply. Items not selected in subsections (a) and (b) below shall not be part of this Agreement).

a. For Property costs include the following:

- | | | | |
|---|---|--|---------------------------------------|
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Pest Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Water | <input type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Heating | <input type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Flood Insurance | <input type="checkbox"/> Yard Maintenance | <input type="checkbox"/> Other: _____ |

b. Common Area / Element Maintenance costs include the following:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Concierge | <input type="checkbox"/> Pool | <input type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Gate Attendant | <input type="checkbox"/> Tennis Court | <input type="checkbox"/> Flood Insurance | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> All Common Area Utilities | <input type="checkbox"/> Golf Course | <input type="checkbox"/> Pest Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> All Common Area Maintenance | <input type="checkbox"/> Playground | <input type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Exercise Facility | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Equestrian Facility | <input type="checkbox"/> Grounds Maintenance | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Marina/Boat Storage | <input type="checkbox"/> Trash Pick-Up | <input type="checkbox"/> Other: _____ |

7. **LITIGATION.** There ☐ IS or ☐ IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. If there is such threatened or existing litigation, please summarize the same below:

☐ Check if additional pages are attached.

8. **VIOLATIONS.** Seller ☐ HAS or ☐ HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging that Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lawsuit, summarize the same below and the steps Seller has taken to cure the violation.

☐ Check if additional pages are attached.

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B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER.

- a. **Community Associations Defined:** Community Associations shall mean every type of voluntary or mandatory membership community association including, but not limited to, condominium associations, property owners' associations, homeowners associations, master associations, age restricted communities, and cooperatives. Some large or complex communities have one or more layers of associations, master associations, and sub-associations responsible for the administration of different portions of a community. While owners normally pay assessments to one association, that association may be responsible for making assessment payments to other associations. In other cases, an owner may be responsible for paying assessments directly to multiple associations.
- b. **Purpose:** The primary purpose of a Community Association is to operate and administer the community, pay for common expenses, and enforce the Covenants.
- c. **Disclosure and Acknowledgement Regarding Fees:** Owners of real property in communities where there is a mandatory membership Community Association are obligated to pay certain recurring dues, fees, charges, expenses, and assessments (collectively "Fee") to the Association. Fees can and do increase over time and, on occasion, there may be the need for a Special Assessment, which is a Fee levied on owners to fund specific Community Association improvements or projects ("Special Assessment"). Except as otherwise specifically stated herein, Buyer assumes the risk of and shall pay any Fees that increase or come Under Consideration (as that term is defined below) after Closing.

2. CONTACT INFORMATION FOR ASSOCIATION(S).

- a. **Consent of Buyer to Reveal Information to Association(s):** Buyer hereby authorizes closing attorney to provide the Association with any contact information for the Buyer in its possession. The closing attorney may rely on this authorization.

3. ANNUAL REGULAR ASSESSMENTS.

- a. **Buyer shall** a) any accurately disclosed pre-paid Association Dues (excluding Special Assessments) due at Closing for a period of time after Closing.
- b. **Seller shall pay** a) all Fees owing on the Property which come due before the Closing so that the Property is sold free and clear of liens and monies owed to the Association and any Association Dues in excess of the sum disclosed in Section A(3) above for the remainder of the Association(s) fiscal year (which may or may not be based on a calendar year) in which this Agreement closes.

4. SPECIAL ASSESSMENTS

- a. **Under Consideration:** For all purposes herein, the term "Under Consideration" with reference to a Special Assessment shall mean that a notice of a meeting at which a Special Assessment will be voted upon, has been sent to the members of the Association. If a Special Assessment(s) has been voted upon and rejected by the members of the Association, it shall not be deemed to be Under Consideration by the Association. ALL PARTIES AGREE THAT NEITHER SELLER NOR BROKER SHALL HAVE ANY OBLIGATION TO DISCLOSE ANY POSSIBLE SPECIAL ASSESSMENT IF IT IS NOT YET UNDER CONSIDERATION, AS THAT TERM IS DEFINED HEREIN.
- b. **Payment of Undisclosed Special Assessments:** With respect to Special Assessments Under Consideration or approved before Binding Agreement Date that are either not disclosed or are not disclosed accurately by Seller to Buyer, Seller shall be liable for and shall reimburse Buyer for that portion of the Special Assessment(s) that was either not disclosed or was not disclosed accurately.
- c. **Payment of Disclosed Special Assessments:** With respect to Special Assessments, Under Consideration or approved and accurately disclosed above, if an unpaid Special Assessment is due but may be paid in installments, it shall be deemed to be due in installments for purposes of determining whether it is to be paid by Buyer or Seller. Installment payments due prior to or on Closing shall be paid by the Seller; and installment payments due subsequent to Closing shall be paid by the Buyer. Otherwise, the Special Assessment shall be paid by the party owning the Property at the time the Special Assessment is first due.
- d. **Special Assessments Arising after Binding Agreement Date and Prior to Closing:** With respect to Special Assessments that only come Under Consideration after the Binding Agreement Date and prior to Closing and are disclosed by Seller to Buyer, within seven (7) business days of the date of the notice of a meeting at which a Special Assessment will be voted upon:
 - I. If the Special Assessment(s) is adopted that portion due prior to or on Closing shall be paid by the Seller; and
 - II. Notwithstanding the above, if the Buyer's portion of any and all Special Assessment(s) that come Under Consideration after the Binding Agreement Date and prior to Closing is in excess of the sum of annual Association Dues disclosed in Section A(4) above, Buyer shall have the right, but not the obligation to terminate the Agreement upon Notice to Seller, provided that Buyer terminates the Agreement within five (5) days from being notified of the above, after which Buyer's right to terminate shall be deemed waived; and
 - III. With respect to Special Assessments that only come Under Consideration after the Binding Agreement Date and prior to Closing, Seller shall be liable for and shall reimburse Buyer for that portion of the Special Assessment(s) that was either not timely disclosed or not disclosed accurately.
- e. **Special Assessments Arising After Closing:** Buyer shall pay all Special Assessments that come Under Consideration after Closing.
- f. **Seller Warranty:** Seller warrants that Seller has accurately and fully disclosed all Special Assessment(s) passed or Under Consideration to Buyer and will timely notify Buyer as set forth above if a Special Assessment comes Under Consideration after the Binding Agreement Date and prior to Closing. This warranty and all payment obligations in Section 4 shall survive the Closing.

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES.

- a. **Buyer Pays:** Buyer shall pay any initiation fee, capital contribution, new member fee, transfer fee, new account set-up fee, fees similar to the above but which are referenced by a different name, one-time fees associated with closing of the transaction and fees to transfer keys, gate openers, fobs and other similar equipment (collectively, "Transfer, Initiation, and Administrative Fees") to the extent the total amount due is accurately disclosed in Section A.5 above.

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b. Seller Pays: Seller shall pay Transfer, Initiation, and Administrative Fees in excess of the amount disclosed in Section A.5 above. In the event Seller fills in the above blank with "N/A", or anything other than a dollar amount, or is left empty, it shall be the same as Seller filling in the above blank with \$0.00. All Transfer, Initiation, and Administrative Fees paid by Seller pursuant to this section are considered actual Seller fees and are not a Seller concession or contribution to the Buyer's cost to close.

6. OTHER ASSOCIATION EXPENSES.

- a. **Closing Letter:** Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter") including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter. Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Letter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller. Closing Letter fees are not Transfer, Initiation, and Administrative Fees, Association Dues, or Special Assessments and shall be paid by the Seller regardless of the amount disclosed by Seller elsewhere herein.
- b. **Move-In/Move-Out Fees:** Move-in and move-out Fees are not Transfer, Initiation, and Administrative Fees, Annual Assessments or Special Assessments and shall be paid as set forth below regardless of the amount disclosed by Seller elsewhere herein:
- I. Seller shall pay any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and
 - II. Buyer shall pay any Buyer move-in Fees, including security deposits and Fees to reserve an elevator.

Signed by:

Stephanie Westfall / Bristol Global Mobility LLC

1 Buyer's Signature

E0994DA274B7426...

Bristol Global Mobility, LLC

Print or Type Name

2/6/2026

Date

2 Buyer's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

1 Seller's Signature

THOMAS P SEIDEL

Print or Type Name

Date

2 Seller's Signature

STACY P SEIDEL

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

SEE ATTACHED HOA INFORMATION SHEET

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SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT " _____ "

2026 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: 714 OPERA LANE
ALPHARETTA, Georgia, 30009). 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 on the Property;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) if prior to Closing there are any material changes in the answers to any of the questions, Seller shall promptly revise the Statement and provide it 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 or recently occupied the Property, 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 it 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. In other words, if a Seller answers "no" to a question, it means Seller either affirmatively knows that the answer to the question is "no" or has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the actual condition of the Property, nor a substitute for Buyer doing its own due diligence.

C. SELLER DISCLOSURES.

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

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		
(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 DISCLOSURE EXHIBIT" GAR F322.		

EXPLANATION:

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3. LEAD-BASED PAINT:	YES	NO
(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.		

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?		
(b) Have any structural reinforcements or supports been added?		
(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?		
(d) Has any work been done where a required building permit was not obtained?		
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		
(f) Have any notices alleging such violations been received?		
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		
EXPLANATION:		

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		
(b) Date of last HVAC system(s) service: _____		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		
(d) Is any portion of the heating and cooling system in need of repair or replacement?		
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		
(f) Are any fireplaces decorative only or in need of repair?		
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, propane/fuel tanks, etc.)?		
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		
EXPLANATION:		

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ years		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) 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? If yes, date of testing: _____		
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by health department or other governmental authority? _____		
(g) Is the main dwelling served by a sewage pump?		
(h) Has any septic tank or cesspool on Property ever been professionally serviced?		
If yes, give the date of last service: _____		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		
(j) Is there presently any polybutylene plumbing, other than the primary service line?		
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		
EXPLANATION:		

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7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: _____ years.		
(b) Has any part of the roof been repaired during Seller's ownership?		
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		
EXPLANATION:		

8. FLOODING AND WATER INTRUSION:	YES	NO
(a) Excluding water intrusion caused by plumbing, has there been any water intrusion or physical damage to the Property and/or its improvements and/or contents caused by water from the exterior of the improvements ("Flood")?		
(b) Has there been any insurance claim covered under the National Flood Insurance Program or a private flood insurance policy?		
(c) Have any repairs been made to the Property or improvements located on such Property as a result of a Flood (regardless of whether any insurance claim was filed)?		
(d) Have you received any notification regarding the designation of the Property as a Repetitive Loss Property or Severe Repetitive Loss Property?		
(e) Has there been any material erosion affecting the Property?		
(f) Has Seller received notification to obtain and maintain flood insurance under federal law (such as because of a previous form of disaster assistance received by any owner of the Property)?		
(g) Is flood insurance required by current mortgagee?		
(h) Does any part of the Property fall within a 100-year or 500-year floodplain as designated by the Federal Emergency Management Agency?		
(i) Are there any retention ponds, detention ponds or similar facilities on the Property?		
(j) Are there any streams, springs, or ponds on the Property that only flow or are only visible during certain times of the year?		
EXPLANATION:		

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)?		
(b) Is there now or has there ever been any visible soil settlement or movement?		
(c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?		
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		
EXPLANATION:		

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10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
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 _____		
EXPLANATION:		

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

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		
EXPLANATION:		

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2. Items Not Remaining with the Property. Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). 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 but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

3. Items Remaining with Property. Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, 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. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

Appliances

- ☐ Clothes Dryer
- ☐ Clothes Washing Machine
- ☐ Dishwasher
- ☐ Garage Door Opener
- ☐ Garbage Disposal
- ☐ Ice Maker
- ☐ Microwave Oven
- ☐ Oven
- ☐ Range
- ☐ Refrigerator w/o Freezer
- ☐ Refrigerator/Freezer
- ☐ Free Standing Freezer
- ☐ 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

- ☐ Aboveground Pool
- ☐ Gas Grill
- ☐ Hot Tub
- ☐ Outdoor Furniture
- ☐ Outdoor Playhouse
- ☐ 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
- ☐ Car Charging Station
- ☐ 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

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

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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

Signed by:

Stephanie Westfall / Bristol Global Mobility LLC

1 Seller's Signature

Bristol Global Mobility, LLC

Print or Type Name

2/6/2026

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

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