

CONDOMINIUM RESALE PURCHASE AND SALE

EXHIBIT “ _____ ”

(not to be used on initial sale of unit)



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This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 955 JUNIPER ST NE # 3226, ATLANTA, Georgia 30309.

- 1. Legal Description.** The full legal description of the Property is: Unit # 3226 of Tuscany Condominium (“Condominium”), located in Land Lot 106 of the 17th District of the Fulton County County, Georgia, together with its percentage interest in the common elements of the Condominium, and any limited common elements assigned to the unit (“Unit”). The Condominium was created by the Declaration of Condominium for any Condominium (“Declaration”), recorded in Deed Book 28776, Page 192, et seq. of the above county records (“Declaration”), and shown on the plat of survey filed in Condominium Plat Book 13, Page 31-32, of the land records of the above county, and on the floor plans filed in Condominium Floor Plan Book 3, Page 253-330, of the above county.
- 2. Common Expense Assessments.** Seller shall pay his or her share of assessments and other common expenses assessed against and owing on Unit, as provided for in the Declaration. Such assessments and other common expenses shall be prorated through the date of the closing. Buyer shall pay all common expenses assessed against and owing on the Unit after the date of closing in accordance with the terms and provisions of the Declaration.
- 3. Common Elements Sold “As-Is.”** Since the seller of a condominium Unit cannot normally repair and/or replace defects in the common elements of the condominium, the common elements of the Condominium, including any limited common elements assigned to Unit in the Declaration, are being sold “as is” with all faults including but not limited to lead-based paint, lead-based paint hazards and damage from termites and other wood-destroying organisms. Seller shall have no obligation to make repairs to the common elements of the Condominium. Buyer acknowledges that Buyer has evaluated the condition of the common elements of the Condominium prior to entering into this Agreement. The term “Unit” as used in this Inspections Paragraph (notwithstanding and other definition of “Unit” contained in the Agreement to the contrary) shall mean the Unit excluding the common elements and any limited common elements assigned to Unit in the Declaration.

Buyer's Initials: _____

Seller's Initials: _____

DS
MLB