



RIDER TO HOME PURCHASE AGREEMENT

This Rider to Home Purchase Agreement ("**Rider**") is dated the _____ day of _____, 20____ (the "**Effective Date**") by and between Lexicon Relocation, L.L.C., d/b/a Sterling Lexicon ("**Seller**") and _____ (individually and collectively, if more than one, "**Buyer**") with respect to the land, building, improvements and contents (including fixtures/appliances, if applicable) located at:

10785 Willow Meadow Circle, Alpharetta, US-GA, 30022 USA (the "**Property**").

Seller and Buyer entered into that certain Home Purchase Agreement dated _____, 20____ with respect to the Property (the "**Purchase Agreement**"). In the event of any conflict between the provisions of this Rider and the provisions of the Purchase Agreement, the provisions of this Rider shall control. Capitalized terms used herein shall have the meanings set forth herein. Capitalized terms used herein but not otherwise defined shall have the meaning set forth in the Purchase Agreement.

In consideration of the mutual premises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

- 1. Seller's Authority:** No agreement for the sale of the Property shall be effective unless it is in writing and executed by Seller. Any offer or counteroffer executed by a real estate broker or agent on behalf of Seller (other than a corporate officer of Seller) shall not be binding on Seller unless confirmed in writing and signed by Seller.
- 2. Condition of the Property:** Buyer acknowledges, agrees and understands that Seller is a relocation management company and has never lived in, resided at, or otherwise occupied the Property. The Property, including any contents, is not new, and is being sold "**as is**" (in its present condition with all faults, if any), without any express, implied or statutory warranties of any kind. Buyer acknowledges and agrees that Buyer is not relying on any representations, statements, guarantees or warranties concerning the Property, made for or on behalf of Seller, prior or subsequent to Closing (as hereinafter defined), including but not limited to, representation regarding the size of the building and improvements, lot size or boundaries; the presence or absence of toxic or hazardous condition of the Property or any of its mechanical components including but not limited to the security system, electrical, plumbing, sprinkler system, heating, air conditioning system, and/or any Appliances being conveyed pursuant to the Purchase Agreement. As used herein, the term "**Appliances**" includes, but are not limited to the refrigerator, microwave, garage door openers and transmitter.
- 3. Tests, Inspections and Disclosure Statements:** The tests or inspections outlined herein have been conducted in, on or with respect to the Property. Buyer acknowledges that Seller has supplied copies of the test/s, inspection/s report/s and/or other disclosure documents (collectively, "**Disclosure Documents**") to Buyer, which Buyer has read and understands:

THE DISCLOSURE DOCUMENTS AND DISCLOSURES SET FORTH BELOW ARE BEING GIVEN TO BUYER FOR INFORMATIONAL PURPOSES ONLY AND IN COMPLIANCE WITH SELLER'S LEGAL DUTY OF DISCLOSURE. THE DISCLOSURE DOCUMENTS REPRESENT THE OPINIONS OF THE INDIVIDUALS OR FIRMS WHO PREPARED THEM, INCLUDING ANY PRIOR OCCUPYING OWNERS OF THE PROPERTY, NOT SELLER. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE INFORMATION PROVIDED AND MAKES NO AGREEMENT TO UNDERTAKE OR PERFORM ANY ACTION RECOMMENDED IN ANY OF THE DISCLOSURE DOCUMENTS. BUYER ACKNOWLEDGES AND AGREES THAT BUYER IS NOT RELYING ON THE ACCURACY OR COMPLETENESS OF THE DISCLOSURE DOCUMENTS. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WITH REGARD TO THE ACCURACY, COMPLETENESS, OR TRUTHFULNESS OF THE PRIOR OCCUPYING OWNER'S PROPERTY CONDITION DISCLOSURE STATEMENT, THE DISCLOSURE DOCUMENTS AND DISCLOSURES SET FORTH BELOW, OR THE PROPERTY ITSELF, INCLUDING, BUT NOT LIMITED TO: ITS GENERAL CONDITION, HABITABILITY, MARKETABILITY, FITNESS FOR A PARTICULAR USE, COMPLIANCE WITH ZONING ORDINANCES, HEALTH OR BUILDING CODES, LAND USE OR DEVELOPMENT REGULATIONS, OR ANY OTHER APPLICABLE COVENANTS, RESTRICTIONS,

LAWS, STATUTES OR ORDINANCES AND BUYER IS NOT RELYING ON ANY SUCH REPRESENTATIONS OR WARRANTIES BY SELLER OR ITS REPRESENTATIVE.

Unless specifically noted in this Section 3, "Tests, Inspections and Disclosure Statement", or in any of the attached documents, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic (including mold or mildew) or hazardous substances in, on or at the Property. Seller's lack of knowledge shall not serve as a representation that the Property is free of radon gas, asbestos or toxic or hazardous substances.

Buyer acknowledges receipt of the following disclosure statements by initialing to the left of each item listed:

Initials	Document Type
___/___	☒ State Mandated Homeowner's Disclosure Statement-- 13 pages
___/___	☒ Sterling Lexicon Property Condition Disclosure Statement-- 6 pages
___/___	☐ Insurance Claim History
___/___	☒ Non Occupant State Disclosure (Blank Disclosures)-- 13 pages
___/___	☐ Natural Hazards Disclosure Statement (California only)
___/___	☐ Affiliated Business Arrangement Disclosure (Required in AZ, CO, FL, OH, TN, and VA only)
___/___	☐ Other, please specify
___/___	☐ Other, please specify

Buyer acknowledges receipt of the following inspection reports by initialing to the left of each item listed:

Initials	Inspection Type	# Pages	Report Date	Re-inspection?	Prepared by
___/___	Relocation Property Assessment (RPA)	13	06/24/2026	No	FIDELITY INSPECTION & CONSULTING
___/___	Wood Destroying Insect Inspection	4	06/17/2026	No	FIDELITY INSPECTION & CONSULTING
___/___	Radon Test	6	06/22/2026	No	FIDELITY INSPECTION &
___/___	Pool Inspection	5	06/24/2026	No	FIDELITY INSPECTION &
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In the event Seller's Disclosure Documents are not available at the time the Purchase Agreement and this Rider are executed by Buyer, Seller agrees to provide the Buyer with such Disclosure Documents using the attached Rider to Purchase Agreement Addendum within five (5) days of Seller's receipt of such Disclosure Documents. Seller shall give Buyer five (5) days to review the Disclosure Documents and provide Seller with written notice of defects, if any, in the manner described in Section 5 of this Rider.

4. Lead Based Paint and Lead Based Hazards for Pre-1978 Properties:

The Property ☒ was not constructed prior to January 1, 1978.
☐ was constructed prior to January 1, 1978.

Buyer's initials ___/___

For properties constructed prior to January 1, 1978, BUYER SHOULD TAKE NOTE AS FOLLOWS: Properties constructed prior to January 1, 1978 are subject to compliance with The Lead Based Paint Hazard Reduction Act, as these properties may present hazards related to exposure to lead from lead-based paint and/or lead based products. Buyer acknowledges receipt of the EPA pamphlet "Protect Your Family from Lead in Your Home." **LEAD WARNING STATEMENT:** *Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. Seller recommends that Buyer conduct a risk assessment or inspection for possible lead-based hazards prior to purchasing the Property.*

SELLER DISCLOSURE:

Seller has: ***Seller to check as appropriate – Seller and Buyer to initial***

☒ Seller al Buyer ___/___ no knowledge of lead-based paint and/or lead-based paint hazards in the Property.
☐ ___/___ knowledge regarding lead-based paint and/or lead-based paint hazards in the Property.

RECORDS AND REPORTS:

Seller has: ***Seller to check as appropriate – Seller and Buyer initial***

☒ Seller al Buyer ___/___ no reports pertaining to lead-based paint and/or paint hazards in the Property.
☐ ___/___ provided the Buyer with all known and available records and reports pertaining to lead-based paint and/or lead based paint hazards in the Property, which reports are listed below:

5. Buyer's Duty to Inspect / Test: Although the Property is being sold "***as is***" (in its present condition with all faults, if any), Buyer has the right to inspect Property, or to have the Property inspected by others on Buyer's behalf, to determine the existence of defects, if any. All inspections shall be at Buyer's sole cost and expense. Seller recommends that Buyer secure surveys, title inspections, professional building inspection reports, inspections or tests necessary to determine the presence of radon gas, asbestos, lead based paint, underground storage tanks, or other toxic or hazardous substances on, in or about the Property, and any other tests and inspections Buyer deems appropriate to determine the condition of the Property.

If Buyer decides not to conduct some or all inspections and/or test, **Buyer should initial** the appropriate section(s) below:

___/___ (initial) Buyer waives the inspection for lead based paint
 ___/___ (initial) Buyer waives inspections and/or tests for _____
 ___/___ (initial) Buyer waives **all** inspections and/or tests

The results of all inspections and/or tests conducted on Buyer's behalf, and any defects discovered, must be reported to Seller or Seller's agent in writing, accompanied by a copy of any inspections and/or tests which are the basis for a request for repair or monetary concession, no later than 5:00 p.m. on the seventh (7th) day after date Seller signs this Rider. Notwithstanding the foregoing, Buyer may have up to ten (10) days to complete inspections for lead-based paint and/or its hazards, unless Buyer has waived this opportunity as noted above. Failure of Buyer to provide Seller with a copy of the applicable page(s)/section(s) of inspection reports and/or tests and reported defects within this seven (7) day period

(10-day period for lead-based paint), shall constitute Buyer's acceptance of the condition of the Property and a waiver of all inspection contingencies, and Buyer's agreement to proceed to Closing on the Property.

Seller shall have seven (7) days from the date Seller receives Buyer's written notice of any defects, to advise Buyer or Buyer's agent, in writing, that Seller shall proceed under one of the following options:

- a) Seller will make certain repairs to the Property and, upon completion of the repairs, Buyer shall have the option to inspect the repairs. Regardless of Buyer's inspection (or not) of the repairs, the repairs and Buyer's acceptance of the repairs shall constitute Buyer's acceptance of the condition of the Property and a waiver of all claims that Buyer may have arising out of the repairs;
- b) In lieu of making the repair(s), provide a credit to Buyer at Closing in an amount agreed to in writing by Buyer and Seller, in which event Buyer agrees to consummate the purchase transaction of the Property according to the terms of the Purchase Agreement and this Rider, and to release Seller from any liability or obligation related to the condition and repair of the Property; or
- c) Terminate the Purchase Agreement and this Rider by executing a release and refunding the earnest money deposit to Buyer.

Should Seller elect to terminate the Purchase Agreement and this Rider or fail to respond within seven (7) days after notification of defects by Buyer, Buyer shall have the right to consummate the purchase transaction, taking the Property in "**as is**" condition, with whatever defects exist. To exercise this right, Buyer must provide Seller written notice of such intention within four (4) days from receipt of Seller's notice of its election to terminate.

Buyer shall have the right to make a final inspection of the Property during the forty-eight (48) hours prior to Closing on the Property to be sure that the Property's condition has not deteriorated from the date of the Purchase Agreement and this Rider (ordinary wear and tear excepted).

Buyer agrees to indemnify and hold harmless Seller, its affiliates, officers, directors, employees, agents, contractors and tenants from all claims, damages, liabilities, and expenses arising in connection with inspections made by Buyer, its agents or contractors prior to Closing on the Property.

6. FOR PROPERTIES LOCATED IN LOUISIANA ONLY: PLEASE TAKE NOTE OF THE FOLLOWING:

Buyer acknowledges and agrees that the Property is being sold in "**as is**" and "**where is**" condition, without any warranty or recourse whatsoever as to the condition of the Property, including, without limitation, any warranty as to the absence of vices or defects (whether apparent, latent, known or unknown, easily discoverable, or hidden), fitness for any ordinary use, or fitness for any intended use or particular purpose, even for the return or reduction of the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Seller from all liability in connection with the condition of the Property, including particularly all liability for any claim or cause of action for redhibition, for reduction of the purchase price, for any false, incomplete, or inaccurate Disclosure Documents, or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Seller's skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Seller responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives all such rights. As used in this provision, "Act of Sale" refers to the closing of title.

Buyer acknowledges that the foregoing waivers have been explained to Buyer and that Buyer has read and understands such waivers, has voluntarily and knowingly consented to such waivers and agrees to be bound thereby.

7. **Settlement as Final:** Buyer's (a) failure to notify Seller in writing of any defects within the time limits provided in this Rider, or (b) acceptance of the Deed as settlement shall constitute Buyer's full acceptance of the condition of the Property and a waiver of the Buyer's right to object to its condition or assert any claim related to the Property, or any repairs done, at any time in the future. This provision shall survive delivery of the Deed and the Closing.
8. **Toxic/Hazardous Substances:** Buyer assumes all risk of loss, damage or injury which may arise as a result of or may be in any way connected with, the presence of radon gas, asbestos or any other toxic or hazardous or other environmentally dangerous substance in, on or about the Property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents from any and all claims, damages, liabilities, and expenses (including attorney's fees), whether now or hereafter known, which Buyers have or may hereafter have against Seller, its officers, employees and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any claims, damages, liabilities, and expenses (including attorney's fees), relating to the presence of radon gas, asbestos or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, or any person Buyer allows to reside in or about the Property or come in contact with the Property. This provision shall survive delivery of the Deed and the Closing.

9. **Title/Title Insurance:** In the event a title report reflects title defects, Seller shall have the option to correct the item or terminate the transaction at Seller's discretion. Seller shall have no obligation to bring any action or proceeding or otherwise incur any expense whatsoever to render title marketable or insurable. In the event the defect is one which will require in excess of thirty (30) days to correct, Seller will notify Buyer and Buyer may terminate the Purchase Agreement, receive a refund of the earnest money deposit and shall release Seller from further obligation under the Purchase Agreement.

Seller will **not** provide title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a seller of residential property to do so and, in that event, Seller reserves the right to select the title insurer/agent.

Title to the Property may be delivered by a Deed from Seller or its designated nominee. If title is delivered by Seller's nominee, the nominee is acting as agent for Seller and has no direct or indirect liability for the covenants, obligations or undertakings of Seller under the Purchase Agreement.

10. **Tax and Other Prorations:** Prorations for taxes, assessments, and similar items will be based upon information available from the taxing or other applicable authorities, verified in writing, at the time of Closing. If current figures are not available at the time of Closing, the most current figures or current assessment(s) will be used for the computation of such prorations. There will be no re-prorations or adjustments after Closing. **The proration for the day of Closing shall be charged to Buyer.** This provision shall survive delivery of the Deed and the Closing.

11. **FOR PROPERTIES LOCATED IN CALIFORNIA ONLY:** In connection with any rights Buyer is waiving under this Rider, including but not limited to, those set forth in paragraphs 2, 5, 7 and 8, respectively, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 1542 of the Civil code of the State of California and understands and acknowledges the significance of such specific waiver of Section 1542. Section 1542 of the civil code provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party..

Thus, notwithstanding the provision of Section 1542, and for the purpose of implementing a full and complete release and discharge of Seller, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims which Buyer does not know or suspect to exist in Buyer's favor at the time of execution of this Rider, and that this release contemplates the extinguishment of any such claim or claims.

12. **Closing:** All Closing and repair figures must be confirmed and approved by Seller or its Closing agent at least two (2) business days in advance of Closing. Closing date and time must be scheduled at least five (5) days prior to Closing.

Buyer agrees to close on the sale of the Property on the closing date as scheduled ("**Closing**" or "**Close**"). In the event Buyer fails to Close by said date, for any reason other than loan approval or physical inability to Close, Buyer shall pay to Seller a charge of 1.5% of selling price per month, prorated on a per diem basis, for every day Buyer fails to meet the scheduled Closing date. The Closing of the sale of the Property shall be through, and shall take place at, the office of the following Closing:

O'Kelley & Sorohan, Attorney at Law (Closing Agent) / FNTIC (Title Agent)

O'Kelley & Sorohan, Attorneys at Law, LLC

2170 Satellite Boulevard, Suite 375

Duluth, GA 30097

Attention: Annie Duffy - ADuffy@oslawllc.com - (770) 497-1880

The Closing shall occur on or before: _____, 20

The listing real estate agency is: ANSLEY ATLANTA REAL ESTATE LLC

The listing broker (or agent) is: Jennifer Bienstock

Notwithstanding anything to the contrary in the Purchase Agreement, or elsewhere, the brokerage 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.

Special Instructions: _____

- 13. Possession:** Possession shall be given to Buyer at Closing. Buyer may not alter the Property, store anything on, at or in the Property, occupy, or otherwise use the Property prior to Closing.
- 14. Non-US Residents – Additional Provisions:** For Buyers that are not US residents, Buyer agrees to provide Seller with proof of Buyer's visa and proof of funds deposited in Buyer's bank account in compliance with the Foreign Investment in Real Property Act ("**FRPTA**"). If Buyer has already provided proof of employment and proof of Buyer's visa to Buyer's lender, Seller shall accept written confirmation from Buyer's lender that Buyer has submitted proof of Buyer's visa and employment.
- 15. Execution of Purchase Agreement and Rider:** The parties are not bound by the Purchase Agreement or this Rider unless and until the Purchase Agreement and this Rider ***are executed by the parties.*** ***In addition,*** Buyer acknowledges and agrees that the sale of the Property is a corporate relocation transaction and that Seller's ability to transfer title to the Property to Buyer is directly contingent upon Seller's ability to acquire ownership of the Property through a contract with the individual being relocated upon terms satisfactory to that individual and Seller.
- 16. Entire Contract:** This Rider and the attached Purchase Agreement constitute the sole agreement between Buyer and Seller with respect to the subject matter of hereto, and supersede all prior or contemporaneous negotiations and agreements (both written and oral). Any agreement or amendment hereafter made shall be ineffective to change, modify, waive or discharge any provision hereof unless such change or amendment is in writing and signed by the party against whom the agreement or amendment is sought.
- 17. Remedies:** If Seller should bring an action against Buyer, or if the Buyer should bring an action against Seller, with respect to the subject matter of this Rider, the prevailing party shall be entitled to recover from the other all of the legal expenses of the prevailing party, including any and all reasonable attorneys' fees, costs for litigation and/or any appeal to any appellate court. In the event that Seller should incur any costs and expenses, including attorneys' fees, enforcing any of the provisions of, or its rights under, this Rider, Seller shall be entitled to recover from Buyer all such costs and expenses. Nothing herein shall bar Seller's right to obtain injunctive relief against threatened conduct that will cause Seller loss or damages, including the applicable rules for obtaining restraining orders and preliminary injunctions; nor shall the reference to such relief in certain sections of this Rider be deemed to imply the unavailability of such relief to enforce rights provided for in other sections. Buyer specifically waives all right to notice and bond of any hearing seeking injunctive relief. No punitive or exemplary damages shall be awarded either Seller or Buyer or entities affiliated with any of them, and are hereby waived.
- 18. Financing Contingency:** This Rider is contingent upon the Buyer's ability to obtain written financing approval in the amount as identified in the Purchase Agreement to which this Rider is attached.
 - a) If Buyer is unable, despite best efforts, to obtain such financing approval within twenty (20) days of the date of this Rider, then Buyer shall give written notice thereof to Seller. If such notice is not delivered on or before that date, this Rider and the Purchase Agreement shall be deemed unconditional with regard to any financing contingency. If such notice is delivered by said date, then Seller shall have twenty (20) days from the date of delivery to obtain financing on the terms and conditions set forth above, for Buyer. Buyer shall fully cooperate with Seller or with Seller's designated lender in applying for such mortgage. If Seller is unable to obtain such a mortgage for Buyer within said twenty (20) day period, then this Rider and the Purchase Agreement shall be terminated and all monies deposited shall be returned to Buyer.
 - b) If Buyer owns a home and this Rider and the Purchase Agreement are not subject to closing of said home, the Buyer's commitment must indicate that Buyer is qualified without selling said home.
- 19. Miscellaneous:**
 - a) Except insofar as any provision of this Rider relates to requirements for marketable title to the Property in other states, this Rider shall be deemed made and entered into and shall be interpreted and construed under the laws of Florida, excluding its choice of law provisions.
 - b) Time is of the essence under this Rider.
 - c) If more than one party executes this Rider as "**Buyer**", each executing party shall be jointly and severally liable for all agreements, covenants, understandings, releases, representations and warranties in this Rider.
 - d) Seller may assign this Rider without the consent of Buyer. This Rider is binding upon each of the parties and their heirs, successors, personal representatives and permitted assigns.

- e) The covenants, warranties and representations in this Rider are intended to survive the Possession Date, delivery of the Deed and to continue in effect for all times after Closing.
- f) Any dispute arising under or in connection with this Rider and any claim affecting its validity, construction, effect, performance or termination (collectively "***Claim***") shall be resolved exclusively by the Federal or State Courts in the judicial district where the Property is located, the jurisdiction of which the parties hereby irrevocably submit. Both Buyer and Seller hereby waive any rights each may have to request a trial by jury. Further, Buyer expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Seller has the right to seek injunctive relief in the county of jurisdiction in which the Property is located.
- g) Buyer will rely on Buyer's own inquiry with the local sheriff's office or other authority as to registered sex offenders in the area, and will not rely on Seller or any real estate agent involved in the transaction for such information.

20. Notice: All notices required or permitted under this Rider shall be in writing, and shall be personally delivered or mailed by certified or registered mail or by reputable courier service, return receipt requested, to the respective parties at the addresses indicated below. Any notice by certified or registered mail or by reputable courier service which provides written evidence of delivery, shall be deemed to have been given on the third 3rd day after such notice is mailed or upon receipt, whichever occurs first.

Notice Address:

LEXICON RELOCATION, LLC,
d/b/a STERLING LEXICON
815 South Main Street
Jacksonville, FL 32207
Attn: Legal Department

To BUYER

_____, ____

Seller: Lexicon Relocation, LLC,
d/b/a Sterling Lexicon

Buyer

Date

By:
Albert Lujan

Date

Buyer

Date

Listing Agent
Jennifer Bienstock

Date

Selling Agent

Date

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: 10785 Willow Meadow Circle
Alpharetta, Georgia, 30022). 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:		
Seller is a relocation company and has not lived in		
the property and makes no representation,		
guarantees or warranties regarding the property or		
its condition.		
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.		

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Beth Mitchell 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.

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: Seller is a relocation company and has not lived in the property and makes no representation, guarantees or warranties regarding the property or its condition.

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: ☐ public ☐ private ☐ 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: ☐ public ☐ private ☐ 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: Seller is a relocation company and has not lived in the property and makes no representation, guarantees or warranties regarding the property or its condition.

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: ☐ re-treatment and repair ☐ re-treatment ☐ 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:		

Seller is a relocation company and has not lived in the property and makes no representation, guarantees or warranties regarding the property or its condition.

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

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

Seller is a relocation company and has not lived in the property and makes no representation, guarantees or warranties regarding the property or its condition.

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

Albert Lujan

Albert Lujan (Jul 7, 2026 10:49:59 CDT)

1 Seller's Signature
Lexicon Relocation, LLC d/b/a Sterling
LexiconBy: Albert Lujan

Print or Type Name

07/07/2026

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

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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: 10785 Willow Meadow Circle, Alpharetta, Georgia 30022 ("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.

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:

- | | | | |
|---|---|--|---------------------------------------|
| ☐ Cable TV | ☐ Natural Gas | ☐ Pest Control | ☐ Other: _____ |
| ☐ Electricity | ☐ Water | ☐ Termite Control | ☐ Other: _____ |
| ☐ Heating | ☐ Hazard Insurance | ☐ Dwelling Exterior | ☐ Other: _____ |
| ☐ Internet Service | ☐ Flood Insurance | ☐ Yard Maintenance | ☐ Other: _____ |

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

- | | | | |
|--|--|--|---|
| ☐ Concierge | ☐ Pool | ☐ Hazard Insurance | ☐ Road Maintenance |
| ☐ Gate Attendant | ☐ Tennis Court | ☐ Flood Insurance | ☐ Other: _____ |
| ☐ All Common Area Utilities | ☐ Golf Course | ☐ Pest Control | ☐ Other: _____ |
| ☐ All Common Area Maintenance | ☐ Playground | ☐ Termite Control | ☐ Other: _____ |
| ☐ Internet Service | ☐ Exercise Facility | ☐ Dwelling Exterior | ☐ Other: _____ |
| | ☐ Equestrian Facility | ☐ Grounds Maintenance | ☐ Other: _____ |
| | ☐ Marina/Boat Storage | ☐ Trash Pick-Up | ☐ 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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the property and makes no representation,
guarantees or warranties regarding the property or
its condition.

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. **Seller is a relocation company and has not lived in**

the property and makes no representation, guarantees or warranties regarding the property or its condition.

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.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

Albert Lujan

Albert Lujan / Jul 7, 2026 11:02:08 CDT

1 Seller's Signature

Print or Type Name

Lexicon Relocation, LLC d/b/a Sterling
Lexicon By: Albert Lujan

Date

07/07/2026

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

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Seller is a relocation company and has not lived in the property and makes no representation, guarantees or warranties regarding the property or its condition.

ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Affiliated Business Arrangement Disclosure Statement

To: _____

Property: _____

From: Ansley Atlanta Real Estate, LLC/The Ansley Company, LLC d/b/a Ansley Real Estate | Christie's International Real Estate ("Broker")

Date: _____

This is to give you notice that Broker has a business relationship with Navigator Title Services, LLC ("NTS"), Capstone Title Services, LLC, ("CTS"), Regency Title Company LLC ("Regency"), OriginPoint LLC ("OriginPoint"), Guaranteed Rate Affinity LLC ("GRA"), Anywhere Insurance Agency, Inc. ("AIA"), and Notarize, Inc. ("Notarize"). and each may refer to you the services of another. Specifically, Compass, Inc. indirectly owns 25% of NTS, 37.5% of CTS, 50% of Regency, 49.9% of OriginPoint, 49.9% of GRA, 100% of AIA, and 1.65% of Notarize. Campbell & Brannon, LLC¹ owns 75% of NTS and 62.5% of CTS. Campbell & Brannon serves as Closing Attorney for transactions involving NTS and CTS, and each may refer to you the services of another.

Because of these relationships, the referral of a customer (including you) by any of these entities to another may provide the referring company and/or its affiliates with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider	Service	Estimated Charge or Range of Charges	
Navigator Title Services, LLC Capstone Title Services, LLC, Regency Title Company LLC	Title Insurance	Sales Price	Owner's Policy*
		\$100,000	\$600-\$695
		\$250,000	\$1350-\$1588
		\$500,000	\$2600-\$3075
		\$1,000,000	\$4600-\$5550
		\$1,500,000	\$6600-\$8025
		*Simultaneously issued Lender's Policy \$150-\$200. Lender's Policy without owner's policy is priced differently. CHARGES ARE ESTIMATES AND MAY VARY. Other charges may apply; contact your representative for more information.	
Campbell & Brannon, LLC	Closing Attorney	Closing Fee \$595-\$825 Title Search and Exam Fees \$295 per property Title Update \$50 (when required) Document Preparation Fee \$150 FinCEN Reporting \$295 (if applicable) Other additional services available for an added fee	
OriginPoint LLC; Guaranteed Rate Affinity LLC	Loan Products and Services	Origination Fees (Application, Commitment, Lender, Processing, Origination): \$1,640.00 Discount Fee/Points: 0 – 3% of loan amount. Additional third-party fees may apply.	

¹ Campbell & Brannon Closings, LLC ("Settlement Agent/Closing Attorney") is an affiliate of Campbell & Brannon, LLC and collectively shall be referred to as "Campbell & Brannon". Compass has no ownership interest in Campbell & Brannon.

Anywhere Insurance Agency, Inc.	Homeowner's Insurance	\$2.00 - \$8.00 per thousand dollars of replacement cost of dwelling. Pricing will vary based on specific risk profile.
Notarize, Inc.	Notary	\$25-\$100

In addition to the relationships described above, Broker and/or its affiliates have a business arrangement with Assurant Home Warranty ("Assurant") and Cross Country Mortgage, LLC ("Lender"). While Broker and its affiliates do not have any ownership interest in Assurant or Lender, they may receive fees from Assurant and Lender in return for their performance of services.

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that Broker and the providers listed on this disclosure form may refer me/us to purchase the above-described service(s) from one another, and that any such referrals may provide the referring entity and/or its affiliates or employees with a financial or other benefit as the result of any such referral.

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

Lexicon Relocation, LLC d/b/a Sterling
LexiconBy: Albert Lujan

Albert Lujan

Albert Lujan (Jul 7, 2026 10:41:17 CDT)

07/07/2026

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE.

Seller is a relocation company and has not lived in the property and makes no representation, guarantees or warranties regarding the property or its condition.