



BUYER'S BROKER COMPENSATION EXHIBIT

Exhibit " _____ "



2026 Printing

(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 66 Cosmo Place Dahlonega 30533, Georgia ("Agreement").

For and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

1. Compensation Being Offered to Buyer's Broker. The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:

A. Compensation Paid by Seller to Buyer's Broker: The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:

- ☐ _____ percent (_____ %) of the sales price;
- ☐ \$ _____;
- ☐ (other) _____;

B. Compensation Shared by Seller's Broker with Buyer's Broker: Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:

- ☒ Three percent (3 %) of the sales price;
- ☐ \$ _____;
- ☐ (other) _____;

2. General.

- A.** Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
- B.** Any licensee signing this Buyer's Broker Compensation Exhibit ("Compensation Exhibit") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Exhibit.
- C.** Once this Compensation Exhibit is initialed, it cannot be further modified (even by special stipulation or a later amendment to this Exhibit) without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
- D.** The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

☐ Additional Special Stipulations (F246) are attached.

Buyer's Initials

GC

Seller's Initials

NM

2d3912f

Date

Date

March 23rd, 2026

Buyer's Broker's Initials

Seller's Broker's Initials

Date

Date

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Soshana Cockrell 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.

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F259, Buyer's Broker Compensation Agreement Exhibit, 01/01/26



Return Recorded Document to:
THE JULES LAW GROUP, LLC.
3985 STEVE REYNOLDS BLVD.
BUILDING D
NORCROSS, GA 30093

Rita Harkins

RITA HARKINS

CLERK OF COURTS

Lumpkin COUNTY

Real Estate Transfer Tax

Paid : \$ 285.00

PT-61 093-2024-002794

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

FILE #: 2412-02

THIS INDENTURE made this **16th** day of **December, 2024**, between **CUSTOM BUILT FAVORITES LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **GUADALUPE CHAVEZ AND NAHIN MOLINA, AS TRUSTEES OF THE MOLINA LIVING TRUST DATED DECEMBER 12, 2024**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

66 COSMO PLACE, DAHLONEGA, GA 30533

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 340, 341, 342, AND 343 OF THE 13TH DISTRICT, LUMPKIN COUNTY, GEORGIA, BEING LOT 34, LAKEVIEW ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 34, LUMPKIN COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

TAX ID # 067 042

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

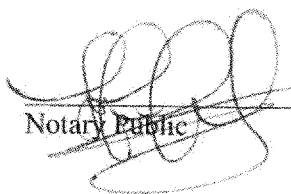
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

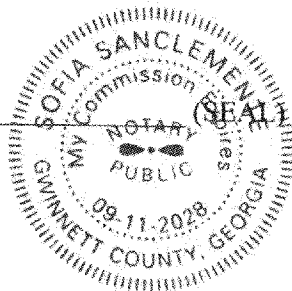
Signed, sealed and delivered in presence of:

**CUSTOM BUILT FAVORITES LLC, a
Georgia limited liability company**


Witness

 (SEAL)
**BY: JERRY RIPPIER BROADED
ITS: MANAGING MEMBER**


Notary Public





SELLER'S DISCLOSURE OF LATENT DEFECTS AND FIXTURES CHECKLIST

EXHIBIT " _____ "



2026 Printing

This Seller's Disclosure of Latent Defect ("Disclosure") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property known as or located at: 66 Cosmo Place, Dahlonega, Georgia, 30533. Georgia law requires a seller to disclose latent defects in the seller's property to the buyer of the property of which the seller is aware, and which could not be discovered by the buyer upon a reasonably careful inspection of the property. A latent defect in a property is a defect that is hidden. For example, a defective septic system or termite damage that has been covered over have been found by our courts to be latent defects. If a defect is obvious, it does not need to be disclosed. If a defect has been corrected, it is no longer a defect. Because parties can disagree over whether a defect is obvious or whether a repair was properly made, erring on the side of disclosure is recommended. Caveat emptor or "buyer beware" is the law in Georgia and this Disclosure may not be modified by the Buyer.

1. SELLER OCCUPANCY:

- ☐ Seller occupies (or was the most recent occupant) of Property;
- ☐ Seller was not the most recent occupant of Property;
- ☐ Seller has never occupied Property.

2. SELLER HEREBY DISCLOSES THE KNOWN LATENT DEFECTS:

- ☒ No known latent defects.
- ☐ Known latent defects. _____

☐ Additional Pages are attached.

3. AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? ☐ Yes ☐ No

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.

4. FIXTURES CHECKLIST

A. 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.

B. Items Not Remaining with the Property. Items identified as not remaining with the Property that are not 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.

C. 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

- ☐ _____
☐ _____
☐ _____
☐ _____

D. 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.

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

Seller's Signature: _____
 Print or Type Name: Molina Living Trust

Date: 3/23/2026

Seller's Signature: _____
 Print or Type Name: Molina Living Trust

Date: 3/23/2026

☐ Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER: Buyer acknowledges the receipt of this Seller's Disclosure of Latent Defect and Fixtures Checklist.

Buyer's Signature: _____
 Print or Type Name: _____

Date: _____

Buyer's Signature: _____
 Print or Type Name: _____

Date: _____

☐ Additional Signature Page (F267) is attached.