

ACCEPTANCE ADDENDUM

Addendum to Purchase Contract dated _____ property located at 155 Red Bluff Drive, Athens, GA 30607, between _____ (Buyer) and NEI Global Relocation Company (Seller). This offer is hereby accepted subject to the following:

- ☒ Subject to the completion of the acquisition of the property by NEI Global Relocation Company from Alexander Naumov and Svetlana Naumov.
- ☒ Subject to NEI Global Relocation Company's attached Addenda which are the ruling documents of this Purchase Contract and all attachments and addenda thereto.
- ☒ Subject to the terms of the attached, signed Inspection Addendum.
- ☒ Subject to the terms of the attached, signed Inspection Disclosure Addendum.
- ☐ Subject to the terms of the attached, signed Radon Service Agreement Addendum.
- ☐ Subject to the terms of the attached, signed Lead-Based Paint Hazards Addendum.
- ☒ Subject to the title commitment and the title policy being ordered from McManamy McLeod Heller LLC.
- ☒ Subject to the closing being handled by McManamy McLeod Heller LLC/Claire King/.
- ☒ Subject to Seller conveying marketable title to the property by limited/special warranty deed or its equivalent.
- ☒ Subject to Buyer providing Seller with an acceptable letter of pre-qualification from the Buyer's lender (or, in the event of a cash sale, Buyer to provide written evidence, acceptable to Seller, that all necessary cash is available for closing) within five (5) calendar days of the acceptance of the Purchase Contract. Examples of items that should be included in the pre-qual letter are the Buyer(s) name, property address, purchase price, loan amount, and interest rate.
- ☒ Buyer may not change financing terms or lender without the written consent of Seller.
- ☒ Buyer authorizes Buyer's Agent to provide Seller with a copy of any executed Buyer Broker Representation/Agency Agreement between Buyer and Buyer's Agent.
- ☒ Subject to Arbitration/Mediation clauses being hereby deleted from the Purchase Contract except for in the state of California.
- ☒ Buyer understands that NEI complies with the provisions of the Real Estate Settlement Procedures Act (RESPA) by requiring that all monetary credits, concessions, and allowances be reflected on the Closing Disclosure and will not be given pursuant to monetary side agreements. No monetary credits, concessions and allowances will be modified or adjusted after closing.
- ☒ Subject to no tax adjustments being made after closing.
- ☒ Buyer will pay Seller a per diem when the closing date is extended beyond the Purchase Contract closing date due to a delay by the Buyer or the Buyer's vendors (e.g., lender, underwriters, title company). The per diem will be 0.05% of the sales price (e.g., \$100,000 X 0.0005 = \$50/day) for each day the closing is extended.
- ☒ Possession by Buyer is subject to receipt by Seller/Seller's assigned closing representative of non-rescindable funds.
- ☒ All parties agree that a signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature on all documents, legal and otherwise, for the transfer of this property.

Buyer understands that Seller is a relocation management company and has never physically occupied the property; therefore, Buyer should satisfy himself/herself/themselves as to the condition of the property prior to closing. Seller makes no representations or guarantees, expressed or implied, as to the condition of the property.

IN NO EVENT IS POSSESSION TO BE GIVEN PRIOR TO CLOSING AND FUNDING.

Buyer(s) Acceptance

Buyer: _____

Date: _____

Buyer: _____

Date: _____

NEI Global Relocation Company (Seller)

By: _____

Date: _____

INSPECTION ADDENDUM TO PURCHASE CONTRACT

The undersigned, parties to a Purchase Contract dated _____ on the property known as 155 Red Bluff Drive, Athens, GA 30607, hereby mutually agree to the following:

The property being sold is not new, and Buyer hereby acknowledges that there has been no representation by the Seller or Seller's agent regarding the condition of the premises, or of any of the appliances that may be contained therein. Buyer is hereby informed that Seller is unaware of any latent defects in the property, or any component thereof, including but not limited to plumbing, heating, air conditioning and electrical systems, fixtures and appliances, roof, sewers, soil conditions, foundations, structural conditions and pool and related equipment, if applicable, unless otherwise mentioned in this contract or attached addendum. Buyer is also informed that Seller has no knowledge of the level of radon gas present in the Home, or of the presence of corrosive or defective drywall, unless otherwise mentioned in this contract or attached addendum.

Buyer is advised that the presence of certain kinds of mold (including "Toxic Mold"), fungi, mildew, and/or other organisms may adversely affect the property and the health of certain individuals. These conditions are often the result of moisture invasion or water leakage inside the Home. Buyer is also advised that the presence of asbestos-containing material ("ACM") popcorn textured ceilings, when disturbed, damaged or friable, may pose serious health concerns to the occupants of the property. Buyer is advised to have the property inspected for the existence of such conditions or organisms, or the conditions that may lead to their formation, during the Buyer's physical inspection contingency period set forth herein. The closing of this sale shall constitute Buyer's acceptance of the condition of the Home, notwithstanding any past, present or future existence of mold or ACM popcorn textured ceilings in or around the Home, and agreement that Buyer has not, in any way, relied upon any representations of Seller. Buyer understands and agrees that Seller makes no guarantees or warranties, expressed or implied, regarding the past, present or future existence of mold or ACM popcorn textured ceilings in or around the Home, or regarding the effects of same. Buyer is advised to consult with appropriate experts regarding this topic if he/she/they have any questions or concerns.

Buyer is hereby granted the right to inspect the premises, or to obtain inspection reports of qualified experts at their own expense.

Should such reports reveal a level of radon gas exceeding the current recommended EPA standard or latent defects not discoverable by ordinary inspection, requested repairs, if any, must be submitted in writing to Seller's agent, not later than ten (10) calendar days after the offer is accepted. Seller shall review such requests and shall advise Buyer of the repairs, if any, that Seller agrees to make, or the costs, if any, to be credited Buyer at closing. If Seller permits Buyer to conduct invasive testing, the Buyer is required to return the property to its current condition.

In lieu of making such repairs, or partial repairs, Seller reserves the right to cancel this Purchase Contract, and upon return of the down payment, neither party shall have any further liability to the other.

If the Buyer has not made an examination of the property and submitted a report of any objections in writing to Seller's agent within ten (10) calendar days after offer is accepted, Buyer is deemed to have waived the right to so object, and is deemed to have accepted the condition of the property as satisfactory. Seller and Seller's agent are then relieved of all liability after closing.

Notwithstanding the foregoing, the closing of this sale shall constitute an acknowledgement by the Buyer that the premises and aforesaid systems were acceptable at the time the sale was closed, and Seller and Seller's agent are relieved of all liability after closing. Closing is to be considered the date all parties have signed the closing documents and the funds for disbursement to the Seller have been deposited with the Closing Agent.

Property will be dewinterized prior to closing and plumbing restored to working condition.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

NEI Global Relocation Company (Seller)

By: _____

Date: _____

INSPECTION DISCLOSURE ADDENDUM

We the undersigned, as of this _____ day of _____, 20____ hereby acknowledge receipt of copies of the inspections and/or disclosures listed below, as well as copies of indicated invoices for work completed, which may reflect work completed for all or only a portion of the repairs suggested in said inspections, from NEI Global Relocation Company for the property located at 155 Red Bluff Drive, Athens, GA 30607.

We understand that these reports are being supplied for our information and we agree to hold NEI Global Relocation Company harmless and waive any recourse against them for their content. We further agree to secure our own inspections and to satisfy ourselves as to the condition of the property and the extent and nature of any problems.

Inspection Reports	Check if Included	Report Date	Work Invoice from (Included for Work Done, if any)	Work Invoice Date
ERC Relocation Property Assessment				
Moisture Intrusion				
Mold Swab Clearance Test				
Mold Swab Sample				
Pest				
Pool				
Private Sewage System/Septic				
Radon Test				
Roof				
Spa/Hot Tub				
Structural				
Stucco Identification				
Well				
Disclosures				
Homeowner's Property Questionnaire	X			
State Disclosures, if required	X			
Radon Service Agreement				

Buyer: _____

Dated: _____

Buyer: _____

Dated: _____

Homeowner’s Property Questionnaire

Homeowner’s Name: Alexander Naumov Svetlana Naumova

Address: 155 Red Bluff Dr, Athens, GA 30607 USA

Year Built: 2017

In connection with my relocation, I make the following disclosures about my home. This statement is a disclosure of the conditions of the property. It is not a warranty of any kind by me. **(Please answer all questions.)**
***If you answer “Yes” to any of the questions (except 2E, 2F, 8B, 13A, and 13H), please elaborate in the Comments field or provide copies of all documents as requested below.**

1. LOT

- A. Is the property located in a flood plain? ☐ Yes ☒ No
If yes, does any condition exist that would prevent a buyer from obtaining flood insurance on the property at standard rates? ☐ Yes ☐ No
- B. Are there any drainage, flooding, or soil shifting problems on your property? ☐ Yes ☒ No
- C. Are there any encroachments or unrecorded easements or rights of way relating to this property? ☐ Yes ☒ No

Comments:

2. STRUCTURAL

- A. Are there any additions, modifications, alterations, repairs, or replacements that have been made to the property? ☐ Yes ☒ No
If yes,
Were permits required? ☐ Yes ☐ No ☐ N/A
If yes, were the necessary permits obtained? ☐ Yes ☐ No
Was the work completed in compliance with applicable building codes? ☐ Yes ☐ No
- B. Are there any cracks, tilting, or settling of walls or floors? ☐ Yes ☒ No
- C. Has there ever been or is there any flooding, leakage, or dampness/moisture problems with the house? ☒ Yes ☐ No
- D. Does your home have composition siding, e.g., Louisiana Pacific or Masonite? ☐ Yes ☒ No
If yes, have you filed any claims or received any settlement regarding the siding? ☐ Yes ☐ No
If yes, please provide documentation of settlement and any repairs.
- E. Does your home have a stucco exterior? ☐ Yes ☒ No
- F. Does your home have Adhered Masonry Veneer (AMV)? ☐ Yes ☒ No
- G. Has there ever been a fire in the home? ☐ Yes ☒ No
If yes: Date of Occurrence_____ Extent of Damage \$_____

Comments: C. In late March 2025, there was a small roof leak due to a damaged seal around a vent, which was fixed within 10 hours of the first leak

3. ROOF

- A. Are there any leakages or other problems with the roof? ☐ Yes ☒ No

Comments:



Homeowner's Property Questionnaire (con't)

4. ELECTRICAL SYSTEM

- A. Are there any problems with the electrical system? ☐ Yes ☒ No
- B. Have you installed or authorized the installation of any wiring or lighting fixtures since the date of purchase? ☐ Yes ☒ No ☐ N/A
- If yes,
- Were permits required? ☐ Yes ☐ No ☐ N/A
- If yes, were the necessary permits obtained? ☐ Yes ☐ No
- Was the work completed in compliance with applicable building codes? ☐ Yes ☐ No

Comments:

5. PLUMBING SYSTEM

- A. Are there any leaks with the plumbing system? ☐ Yes ☒ No
- B. Is polybutylene piping or ABS piping present in your home? (Polybutylene plumbing systems are gray plastic pipes, distinctly different from PVC and CPVC plastic pipes, with gray plastic fittings to connect the pipe.) ☐ Yes ☒ No

Comments:

6. HEATING/AIR CONDITIONING SYSTEMS

- A. Are there any problems with the heating/air conditioning systems? ☐ Yes ☒ No

Comments:

7. HOT WATER SYSTEM

- A. Are there any problems with the hot water system? ☐ Yes ☒ No

Comments:

8. SEWAGE AND WATER SYSTEMS

- A. Are there any problems with the sewage/septic systems? (Date last pumped _____) ☐ Yes ☒ No ☐ N/A
- B. If the water system is a well, is the water supply adequate and is the water safe and suitable for drinking? ☐ Yes ☐ No ☒ N/A
- C. Have any repairs been made to the septic or well systems? ☐ Yes ☐ No ☒ N/A
- If yes,
- Were permits required? ☐ Yes ☐ No ☐ N/A
- If yes, were the necessary permits obtained? ☐ Yes ☐ No
- Was the work completed in compliance with applicable building codes? ☐ Yes ☐ No
- D. Are you aware of any current local requirements that the septic/well systems do not meet? ☐ Yes ☐ No ☒ N/A

Comments:



Homeowner's Property Questionnaire (con't)

9. PEST INFESTATION

- A. Is there any infestation or damage from wood destroying pests, organisms or conditions? ☐ Yes ☒ No
- B. Has the property ever been treated for pest infestation? ☐ Yes ☒ No
- C. Is the property under a termite/wood infestation warranty? ☐ Yes ☒ No
- If yes, with whom: _____

Comments:

10. ENVIRONMENTAL

- A. Has the property been tested for radon gas? ☒ Yes ☐ No
If yes, did the test results indicate that radon exceeded EPA standards? ☐ Yes ☒ No
- B. Is there any asbestos in the property? ☐ Yes ☒ No
- C. To your knowledge has there ever been any asbestos in the property? ☐ Yes ☒ No
- D. Is there any mold or fungal growth in the property? ☐ Yes ☒ No
- E. To your knowledge has there ever been any mold or fungal growth in the property? ☐ Yes ☒ No
- F. Has there ever been a mold abatement or cleanup performed at the property? If yes, provide documentation. ☐ Yes ☒ No
- G. Are there any underground storage tanks (excluding septic tanks) on the property? ☐ Yes ☒ No
If yes, are they: ☐ working ☐ abandoned
- H. To your knowledge, have there ever been any underground storage tanks on the property? ☐ Yes ☒ No
- I. Are there any other environmental conditions that exist at or near the property? (i.e.: hazardous waste materials, UFFI) ☐ Yes ☒ No
- J. Were there any additions, remodeling, or any repairs involving drywall made to the property? ☐ Yes ☒ No
If yes,
Are you aware or do you have any knowledge of the presence of corrosive or defective drywall in the property? ☐ Yes ☐ No
Have there been any repairs or damage to appliances, air conditioning units, refrigerator components, or any discolorations of electrical wiring and/or copper pipes in the property? ☐ Yes ☐ No

Comments:

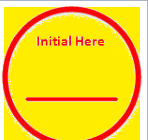
11. REPAIRS

- A. Have there been any significant repairs, improvements, or renovations made to any of the items listed in questions one (1) through ten (10) above? ☒ Yes ☐ No
If yes,
Were permits required? ☐ Yes ☒ No ☐ N/A
If yes, were the necessary permits obtained? ☐ Yes ☐ No
Was the work completed in compliance with applicable building codes? ☒ Yes ☐ No

Comments: One of the two external AC units was upgraded to more BTUs for more efficiency

12. LEAD-BASED PAINT

- A. Presence of lead-based paint and or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.



Homeowner's Property Questionnaire (con't)

12. LEAD-BASED PAINT (con't)

B. Records and Reports Available to the Seller (check one):

- ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based-paint hazards in the housing (list documents): _____
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

13. MISCELLANEOUS

- A. To the best of your knowledge can your property be insured at standard/reasonable rates? ☒ Yes ☐ No
- B. Have any legal actions affecting title, zoning, or possible resale been filed or threatened? ☐ Yes ☒ No
- C. Does anyone have an option or a right of first refusal to purchase the property? ☐ Yes ☒ No
- D. Are there any pending, but not yet levied, assessments? ☐ Yes ☒ No
- E. If you have a pool, hot tub or spa, are there any problems with the pool, hot tub or spa, the surrounding area, or related equipment? ☐ Yes ☐ No ☒ N/A
- F. Have you ever made any insurance claims or class action lawsuits against the property? (i.e.: for hail damage, fire, moisture/water, siding, drywall, etc.) ☒ Yes ☐ No
- G. Have you ever collected a settlement from an insurance company or class action lawsuit for damage(s) to your house, but not completed the repairs for which the settlement was paid? ☐ Yes ☒ No
- H. To meet the requirements of "Megan's Law", are you aware of any sex offenders in your neighborhood? ☐ Yes ☒ No
- I. Are there any other facts, conditions, or circumstances that may affect the value, use, or desirability of the property? (E.g., homeowner's association violations, pending zoning changes, electrical poles near lot line, broken thermal pane window seals, windows painted shut, leaking faucets, etc) ☐ Yes ☒ No

Comments:

F. An insurance claim was made in connection to the small roof leak in late March 2025. It was denied. Repairs were made to fix the seal around a vent within 10 hours of the leak identification.

Please attach copies of all existing reports and/or documents you may have relating to the property (i.e.: building permits, disclosure statements, warranties, environmental correction contracts, inspections, radon test, major repair contracts, etc.).

By signing this document you certify that the above information is true and correct to the best of your knowledge and, except as set forth herein, no material problems exist with respect to the property as of the date of signing. You also authorize the furnishing of this information to any prospective purchaser, listing or selling agent, lender, or other person /entity as deemed necessary by NEI Global Relocation Company.

All parties agree that a signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature.

<p>Signed by: <u>Alexander Nauman</u></p> <p>Seller <small>E2FB21C270AB4CD...</small></p>	<p><u>9/10/2025</u></p> <p>Date</p>	<p>Signed by: <u>Svetlana Naumova</u></p> <p>Seller <small>8AC87F2A4FA...</small></p>	<p><u>10/2/2025</u></p> <p>Date</p>
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<p>NEI Global Relocation Company</p> <p>Buyer</p>	<p><u>9/10/2025</u></p> <p>Date</p>	<p>DocuSigned by: <u>Megan Johnson</u></p> <p>By <small>872774EA73F24E2...</small></p>	<p>By</p>
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Copy received by:

<u>Signature</u>	<u>Date</u>	<u>Signature</u>	<u>Date</u>
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SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " _____ "



2025 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: 155 Red Bluff Drive Athens, Georgia, 30607). 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 thereon;
- (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) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same 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 the Property or has not 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 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 accuracy of such answers, 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>2017</u>	<input checked="" type="radio"/>	<input type="radio"/>
(b) Is the Property vacant?	<input type="radio"/>	<input checked="" type="radio"/>
If yes, how long has it been since the Property has been occupied? _____	<input type="radio"/>	<input checked="" type="radio"/>
(c) Is the Property or any portion thereof leased?	<input type="radio"/>	<input checked="" type="radio"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input checked="" type="radio"/>	<input type="radio"/>
(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.	<input checked="" type="radio"/>	<input type="radio"/>
EXPLANATION: There is HOA for the Oak Grove subdivision. The management company is Compass Association Management, Inc.		

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.	<input type="radio"/>	<input checked="" type="radio"/>

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

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	<input checked="" type="radio"/>	
(b) Date of last HVAC system(s) service: <u>November 2023</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		<input checked="" type="radio"/>
(d) Is any portion of the heating and cooling system in need of repair or replacement?		<input checked="" type="radio"/>
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		<input checked="" type="radio"/>
(f) Are any fireplaces decorative only or in need of repair?		<input checked="" type="radio"/>
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		<input checked="" type="radio"/>
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		<input checked="" type="radio"/>
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		<input checked="" type="radio"/>
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?	<input checked="" type="radio"/>	

EXPLANATION:

(a) ext. AC unit for upstairs replaced w-higher-BTU system. (j) Remote access by app: thermostat, doorbell, lock

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>2017</u> years		
(b) What is the drinking water source: <input checked="" type="radio"/> 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: _____		<input checked="" type="radio"/>
(e) What is the sewer system: <input checked="" type="radio"/> 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 local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		<input checked="" type="radio"/>
(h) Has any septic tank or cesspool on Property ever been professionally serviced?		<input checked="" type="radio"/>
If yes, give the date of last service: <u>not applicable</u>		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		<input checked="" type="radio"/>
(j) Is there presently any polybutylene plumbing, other than the primary service line?		<input checked="" type="radio"/>
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		<input checked="" type="radio"/>

EXPLANATION:



7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>2017</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="radio"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="radio"/>

EXPLANATION:

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?	<input checked="" type="radio"/>	
(b) Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?	<input checked="" type="radio"/>	
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="radio"/>
(d) Has there ever been any flooding?		<input checked="" type="radio"/>
(e) Are there any streams that do not flow year round or underground springs?		<input checked="" type="radio"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="radio"/>

EXPLANATION:

(a) and (b) there was a small leak above master bedroom due to a worn-out seal around a vent on the roof, which was promptly discovered: the vent was professionally replaced and sealed.

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)?		<input checked="" type="radio"/>
(b) Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="radio"/>
(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?		<input checked="" type="radio"/>
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		<input checked="" type="radio"/>
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		<input checked="" type="radio"/>

EXPLANATION:

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?		<input checked="" type="radio"/>
(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?		<input checked="" type="radio"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="radio"/>
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 _____		

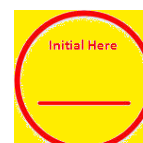
EXPLANATION:

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

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="radio"/>
EXPLANATION:		

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?		<input checked="" type="radio"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input checked="" type="radio"/>
<p>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.</p>		



ADDITIONAL EXPLANATIONS (If needed):

not applicable

D. FIXTURES CHECKLIST

- 1. 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)
- ☒ 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

- ☒ Smart doorlock
- ☒ Smart garage door opener
- ☐
- ☐

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.

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

NEI Global Relocation by:

DocuSigned by:


1 Buyer's Signature

NEI Global Relocation
Print or Type Name
10/15/2025
Date

2 Buyer's Signature

Print or Type Name
Date

☐ Additional Signature Page (F267) is attached.



1 Seller's Signature

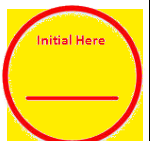
Alexander Naumov
Print or Type Name
10/14/2025
Date



2 Seller's Signature

Svetlana Naumova
Print or Type Name
10/15/25
Date

☐ Additional Signature Page (F267) is attached.





COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT “ _____ ”



2025 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 155 Red Bluff Drive, Athens, Georgia 30607 (“Property”).

Directions for Filling Out This Community Association Disclosure (“Disclosure”). Seller must fill out this Disclosure accurately and completely. 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, Seller’s payment obligations pursuant to this Disclosure shall be based on Seller’s initial disclosure (excluding payment obligations related to special assessments).

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 Community Association (Condominium/Non-Condominium)
- ☐ Mandatory Membership Community Association (Property Owners’)
- ☐ Mandatory Membership 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)

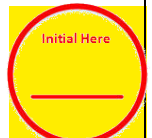
a. Name of Association: Oak Grove HOA
 Contact Person / Title: Danisha Newkirk
 Association Management Company: Compass Association Management, Inc.
 Telephone Number: 706-549-9600 ext 106 Email Address: danisha@compassassocmgmt.com
 Mailing Address: 1011 Woodridge Ln #103
Watkinsville GA 30677 Website: _____

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

3. ANNUAL ASSESSMENTS

a. The Association Dues are paid in the following installment(s): (select the boxes that reflect how dues are paid):

- ☐ \$ _____ per year, fiscal year beginning on _____.
- ☒ \$ \$157/month per month;
- ☐ \$ _____ per quarter;
- ☐ \$ _____ semi-annually;
- ☐ other: \$ _____ per year _____.



b. If applicable, the Master Association Dues are paid in the following installment(s): (select the boxes that reflect how dues are paid):

- ☐ \$ _____ per year, fiscal year beginning on _____.
- ☐ \$ _____ per month;
- ☐ \$ _____ per quarter;
- ☐ \$ _____ semi-annually;
- ☐ other: \$ _____ per year _____.

4. **SPECIAL ASSESSMENTS**

- a. Buyer's total portion of all special assessments Under Consideration is \$ _____.
- b. Buyer's total portion of all approved special assessments is \$ _____.
- c. Approved 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: _____
- d. Notwithstanding the above, if the Buyer's portion of any and all special assessment(s) that are passed or Under Consideration after the Binding Agreement Date is \$ _____ or more, 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.

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. A fee for _____ is currently \$ _____ per Year and is paid in _____ installments. This fee does not include Association Dues or any Transfer, Initiation, and Administrative Fees.
- ☐ b. **Utility Expenses**. Buyer is required to pay for utilities which are billed separately by the Association and are in addition to any other Association assessments. The Association bills separately for: ☐ Electric ☐ Water/Sewer ☐ Natural Gas ☐ Cable TV ☐ Internet ☐ Other: _____

7. **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 Section 7.a. and/or Section 7.b. 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 | <input type="checkbox"/> Playground | <input type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> All Common Area Maintenance | <input type="checkbox"/> Exercise Facility | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <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: _____ |

8. **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.



9. **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.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

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

- 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.
- Defined: The primary purpose of a Community Association is to operate and administer the community, pay for common expenses, and enforce the Covenants.

2. **CONTACT INFORMATION FOR ASSOCIATION(S)**

- 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 ASSESSMENTS**

- Disclosure Regarding Fees.** Owners of property in communities where there is a Mandatory Membership Community Association are obligated to pay certain recurring fees, charges, 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. The risk of paying increased Fees is assumed by the Buyer.
- Buyer shall pay** a) any pre-paid regular assessment (excluding Special Assessments) due at Closing for a period of time after Closing; and b) move-in fees, including fees and security deposits to reserve an elevator as these fees are not considered Transfer, Initiation, and Administrative Fees.
- 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; b) any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and c) any Fee 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) for the fiscal year in which this Agreement closes.
- Account Statement or Clearance 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 and shall be paid by the Seller regardless of the amount disclosed by the Seller in Section A5 above.

4. **SPECIAL ASSESSMENTS**

- 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. Seller warrants that Seller has accurately and fully disclosed all special assessment(s) passed or Under Consideration to Buyer. This warranty shall survive the Closing. 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.
- Payment of Undisclosed Special Assessments:** With respect to special assessment(s) 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.
- 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.
- Special Assessments Arising after Binding Agreement Date:** With respect to special assessments that are only Under Consideration after the Binding Agreement Date and are promptly disclosed by Seller to Buyer:
 - If the special assessment(s) is adopted and due, in whole or in part, prior to or on Closing, that portion due prior to or on Closing shall be paid by the Seller; and
 - If the special assessment(s) is adopted and due in whole or part subsequent to Closing, that portion due subsequent to Closing shall be paid by Buyer.



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 (collective, "Transfer, Initiation, and Administrative Fees") to the extent the total amount due is accurately disclosed above. Advance assessments due at Closing for a period of time after Closing, shall not be Transfer, Initiation, and Administrative Fees and shall be paid by Buyer.
- b. **Seller Pays:** Seller shall pay any Transfer, Initiation, and Administrative Fees in excess of the amount disclosed herein. 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.
- c. **Fees Defined:** 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.

NEI Global Relocation by:

DocuSigned by:

Megan Johnson

1 Buyer's Signature

NEI Global Relocation

Print or Type Name

10/15/2025

Date

2 Buyer's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

Authenticated by:

Alexander Naumov

1 Seller's Signature

Alexander Naumov

Print or Type Name

10/14/2025

Date

2 Seller's Signature

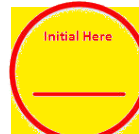
Svetlana Naumova

Print or Type Name

10/15/25

Date

☐ Additional Signature Page (F267) is attached.





SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " _____ "



2025 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: 155 Red Bluff Drive
Athens, Georgia, 30607). 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 thereon;
- (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) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same 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 the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition is limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purpose. 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 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 accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the 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:		

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.		

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F301, Seller's Property Disclosure Statement Exhibit, Page 1 of 7, 01/01/25

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, 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 local government authorities? _____
- (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:

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:					
<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%) rotate(-45deg); font-size: 100px; opacity: 0.5;"> See Exhibit 1 </div>					
			8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
			(a) Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?		
			(b) Have any repairs been made to control water intrusion into the basement, crawl space or other interior parts of any dwelling or garage from the exterior?		
			(c) Is any part of the Property or any improvement thereon presently located in a Special Flood Hazard Area?		
			(d) Has there ever been any flooding?		
			(e) Are there any streams that do not flow year-round and underground springs?		
			(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		
			EXPLANATION:		
			9. SOIL AND BOUNDARIES:		
(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 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 present 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:					
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 claims 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:**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?
- (b) Is the Property receiving preferential tax treatment as an agricultural property?

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.

Initial Here

ADDITIONAL EXPLANATIONS (If needed):

See Exhibit 1

D. FIXTURES CHECKLIST

1. 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)
- ☐ Under Sink Cabinet

Landscaping / Yard

- ☐ Awning
- ☐ Basketball Post and Goal

- ☐ Birdhouses
- ☐ Boat Dock
- ☐ Fence - Invisible
- ☐ Dog House
- ☐ Flag Pole
- ☐ Gazebo
- ☐ Irrigation System
- ☐ Landscaping Plants
- ☐ Mailbox
- ☐ Out/Storage Building
- ☐ Porch Awning
- ☐ Statuary
- ☐ Stepping Stones
- ☐ Tree House
- ☐ 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

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

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.

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

NEI Global Relocation by:

DocuSigned by:
Megan Johnson

1 Seller's Signature

Print or Type Name

10/15/2025

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

See Exhibit 1



COMMUNITY ASSOCIATION DISCLOSURE

EXHIBIT " _____ "



2025 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 155 Red Bluff Drive, Athens, Georgia 30607 ("Property").

Directions for Filling Out This Community Association Disclosure ("Disclosure"). Buyer must fill out this Disclosure accurately and completely. 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, Seller's payment obligations pursuant to this Disclosure shall be based on Seller's initial Disclosure (excluding payment obligations related to special assessments).

Buyer's Use of Disclosure. While this Disclosure is intended to give 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 Community Association (Condominium/Non-Condominium)
- ☐ Mandatory Membership Community Association (Property Owners')
- ☐ Mandatory Membership 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 ASSESSMENTS

a. The Association Dues are paid in the following installment(s): (select the boxes that reflect how dues are paid):

- ☐ \$ _____ per year, fiscal year beginning on _____.
- ☐ \$ _____ per month;
- ☐ \$ _____ per quarter;
- ☐ \$ _____ semi-annually;
- ☐ other: \$ _____ per year _____.



b. If applicable, the Master Association Dues are paid in the following installment(s): (select the boxes that reflect how dues are paid):

- ☐ \$ _____ per year, fiscal year beginning on _____.
- ☐ \$ _____ per month;
- ☐ \$ _____ per quarter;
- ☐ \$ _____ semi-annually;
- ☐ other: \$ _____ per year _____.

4. SPECIAL ASSESSMENTS

- a. Buyer's total portion of all special assessments Under Consideration is \$ _____.
- b. Buyer's total portion of all approved special assessments is \$ _____.
- c. Approved 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: _____
- d. Notwithstanding the above, if the Buyer's portion of any and all special assessments that are passed or Under Consideration after the Binding Agreement Date is \$ _____ or more, 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.

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. A fee for _____ is currently \$ _____ per Year and is paid in _____ installments. This fee does not include Association Dues, any Transfer, Initiation, and Administrative Fees.
- ☐ b. **Utility Expenses.** Buyer is required to pay to _____ utilities which are billed separately by the Association and are in addition to any other Association assessments. The Association bills separately for: ☐ Electric ☐ Water/Sewer ☐ Natural Gas ☐ Cable TV ☐ Internet ☐ Other: _____

7. 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 Section 7.a. and/or Section 7.b. shall not be part of this Agreement).

a. For Property costs include the following:

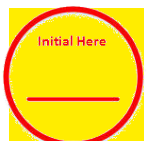
- | | | | |
|---|---|--|---------------------------------------|
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Pest Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Water | <input 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: _____ |

8. 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.



9. **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.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

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

- Some large or complex communities have one or more layers of association, including 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.
- Defined: The primary purpose of a Community Association is to coordinate and administer the community, pay for common expenses, and enforce the Covenants.

2. **CONTACT INFORMATION FOR ASSOCIATION(S)**

- 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 ASSESSMENTS**

- Disclosure Regarding Fees.** Owners of property in communities where there is a Mandatory Membership Community Association are obligated to pay certain recurring fees, charges, and assessments (collectively "Fee") to the Association. Fees can and do increase over time and, on occasion, there may be a need for a special assessment. The risk of paying increased Fees is assumed by the Buyer.
- Buyer shall pay** a) any pre-paid regular assessment (excluding Special Assessments) due at Closing for a period of time after Closing; and b) move-in fees, including transfer and security deposits to reserve an elevator as these fees are not considered Transfer, Initiation, and Administrative Fees.
- 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; b) any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and c) any Fee 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) for the fiscal year in which this Agreement closes.
- Account Statement or Clearance 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 and shall be paid by the Seller regardless of the amount disclosed by the Seller in Section A5 above.

4. **SPECIAL ASSESSMENTS**

- 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. Seller warrants that Seller has accurately and fully disclosed all special assessment(s) passed or Under Consideration to Buyer. This warranty shall survive the Closing. 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.
- Payment of Undisclosed Special Assessments:** With respect to special assessment(s) 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.
- 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.
- Special Assessments Arising after Binding Agreement Date:** With respect to special assessments that are only Under Consideration after the Binding Agreement Date and are promptly disclosed by Seller to Buyer:
 - If the special assessment(s) is adopted and due, in whole or in part, prior to or on Closing, that portion due prior to or on Closing shall be paid by the Seller; and
 - If the special assessment(s) is adopted and due in whole or part subsequent to Closing, that portion due subsequent to Closing shall be paid by Buyer.



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 (collective, "Transfer, Initiation, and Administrative Fees) to the extent the total amount due is accurately disclosed above. Advance assessments due at Closing for a period of time after Closing, shall not be Transfer, Initiation, and Administrative Fees and shall be paid by Buyer.
- b. **Seller Pays:** Seller shall pay any Transfer, Initiation, and Administrative Fees in excess of the amount disclosed herein. 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.
- c. **Fees Defined:** 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.

NEI Global Relocation by:

DocuSigned by:
Megan Johnson
1 Seller's Signature

on

Print or Type Name
10/15/2025

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

See Exhibit 1

Exhibit 1

Buyer understands that Seller is a relocation management company and has never physically occupied the property; therefore, Buyer should satisfy themselves as to the condition of the property prior to closing. Seller makes no representations or guarantees, expressed or implied, as to the condition of the property. Any property inspections received by NEI Global Relocation Company are attached to and referenced in NEI Global Relocation Company's Inspection Disclosure Addendum.

Buyer's Signature

Date

Buyer's Signature

Date