

SELLER'S UTILITY RECORD

The following information is for potential purchasers:

ADDRESS: <i>142 Lakeshore</i>	CITY: <i>Berkeley Lake</i>
COUNTY: <i>Lowinnett</i>	YEAR: <i>2007</i>

UTILITY	COMPANY	ADDRESS	PHONE
Electric	<i>Georgia Power</i>		
Gas	<i>my energy</i>		
Water /Sewer <i>No Sewer</i>	<i>Lowinnett County</i>		
Sanitation <i>City Contract</i>	<i>Advanced Disposal</i>		

MONTH	ELECTRIC	GAS	WATER/SEWER	SANITATION
January	<i>133.84</i>	<i>131.44</i>	<i>18.52</i>	
February	<i>161.52</i>	<i>213.89</i>	<i>24.25</i>	
March	<i>138.48</i>	<i>161.79</i>	<i>21.53</i>	
April	<i>126.65</i>	<i>67.06</i>	<i>23.61</i>	
May	<i>119.27</i>	<i>40.10</i>	<i>18.40</i>	<i>35.22 quarterly</i>
June	<i>142.15</i>		<i>25.69</i>	
July				
August				
September				
October				
November				
December/2006	<i>129.18</i>	<i>117.29</i>	<i>25.12</i>	
TOTALS	\$	\$	\$	\$

Bills are paid electronically. I have about six months history at any time.

ASSOCIATION/ASSESSMENT FEE
EXHIBIT " _____ "



2007 Printing

This Exhibit is part of the Agreement with an Offer Date of the _____ day of _____, 20____ for the purchase and sale of that certain Property known as: 142 Lakeshore Drive, Duluth/Berkeley Lake Georgia 30096

Unit _____, Building _____, Project/Subdivision _____ described in the Declaration and Plat and any amendments thereto of record in said county; together with such Unit's undivided interest in the common elements designated by the Declaration including those elements appurtenant to the Unit and such other rights to use the common elements which have been specially assigned to the Unit.

Buyer acknowledges that Buyer has the right and responsibility to review all applicable documents and declarations pertaining to the Property.

ASSOCIATION FEES. [Select A or B, and C, D or E; the ones not marked are not a part of this Agreement]:

A. Mandatory. Buyer and Seller acknowledge that there is a required association fee in the approximate amount of \$ _____ per year with an initiation fee of \$ _____; said fee is made payable to _____, Telephone # _____, and is due on the _____ day of each month. Fees shall be current as of the date of closing. Fees paid in advance by Seller, if any, shall be prorated as of the date of closing.

B. Not Mandatory. Buyer and Seller acknowledge that there is not a required association fee. Buyer and Seller acknowledge that there is an association fee in the approximate amount of \$ 175 per year with an initiation fee of \$ -0-; said fee is made payable to Berkeley Lake Homeowners Assoc., Telephone # _____, and is due on the ANNUAL day of each month. Fees shall be current as of the date of closing. Fees paid in advance by Seller, if any, shall be prorated as of the date of closing.

If either A or B above is checked, the following services are included in the association fee. (The unchecked items are not included or are unknown):

- | | | | |
|--|---|--------------------------------------|---|
| <input type="checkbox"/> Exterior Building & Grounds Maintenance | <input type="checkbox"/> Exterior Liability | <input type="checkbox"/> Security | <i>Association covers lake maintenance, beach</i> |
| <input type="checkbox"/> Swim | <input type="checkbox"/> Fire Insurance | <input type="checkbox"/> Electricity | <i>usage/maintenance of</i> |
| <input type="checkbox"/> Cable | <input type="checkbox"/> Reserve Fund | <input type="checkbox"/> Garbage | <i>various events through</i> |
| <input type="checkbox"/> Pest Control & Termite | <input type="checkbox"/> Tennis | <input type="checkbox"/> Sewer | <i>the year</i> |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Water | <input type="checkbox"/> Other | _____ |

C. No Association. Buyer and Seller acknowledge that there is no association.

D. No Assessments. Buyer and Seller acknowledge that there are no special assessments either due or under consideration by the association.

E. Special Assessment. Buyer and Seller acknowledge that there is the following special assessment current due or under consideration by the association: _____

The amount of the special assessment due or under consideration is \$ _____, and _____ shall pay said assessment at closing.

Selling Broker's Initials: _____
(or Broker's Affiliated Licensee)

Buyer's Initials: _____

Listing Broker's Initials: _____
(or Broker's Affiliated Licensee)

Seller's Initials: _____

Handwritten signatures of Buyer and Seller