

FMLS RESIDENTIAL DETACHED - MLS SINGLE FAMILY DUAL ENTRY FORM

*Required

Part 3

Bdrms	FBath	HBath	1	9	8	9	*Age Description (check 1 only)			
*Upper	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	*Year Built			<input type="checkbox"/> New/Under Construction	<input checked="" type="checkbox"/> Resale	New Construction <input type="checkbox"/>	
*Main	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/> Resale 60+	<input checked="" type="checkbox"/> To Be Built		
*Lower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Builder						
System will automatically calculate totals			*Lot Dimensions (system allows up to 24 characters)			Waterfront				
			Fireplaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	*Home Warranty (check 1 Only)		*Home Warranty Paid by Seller <input type="checkbox"/>		
					<input checked="" type="checkbox"/> Negotiable	<input type="checkbox"/> No	<input type="checkbox"/> Yes			
			*HERS Available <input type="checkbox"/>	HERS Index		*Ownership (check 1 Only)				
							<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Leased Land		
			Acreage Source (check 1 only)			*Taxes	1836	*Tax Year	2013	
			<input type="checkbox"/> Appraiser	<input type="checkbox"/> Agent						
			<input checked="" type="checkbox"/> Public Record	<input type="checkbox"/> Other						
			<input type="checkbox"/> Owner/Seller	<input type="checkbox"/> Acreage Not Entered						
			*Sq Ft Source (check 1 only)			MLS	2607			
			<input type="checkbox"/> Appraisal	<input type="checkbox"/> Not available						
			<input type="checkbox"/> Builder	<input checked="" type="checkbox"/> Tax record						
			*Square Feet			Above Grade Finished Area			Below Grade Unfinished Area	
									*Sq Ft Source (check 1 only)	
									<input type="checkbox"/> Appraisal	<input type="checkbox"/> Agent
									<input checked="" type="checkbox"/> Public Record	<input type="checkbox"/> Other
									<input type="checkbox"/> Builder Plans	<input type="checkbox"/> Square Foot Not Entered
									<input type="checkbox"/> Owner/Seller	

Part 4

*Required

*Annual Master Fee		*Desc (check 1 only)	<input type="checkbox"/> Includes Swim/Tennis	<input type="checkbox"/> Optional	HOA Rent Restriction <input type="checkbox"/>
		<input type="checkbox"/> None	<input type="checkbox"/> Required		
*Assessment Due <input type="checkbox"/>	*Owner Financing <input type="checkbox"/>	*Owner Second <input type="checkbox"/>	*Assumable -1st <input type="checkbox"/>		
Annual Fee Assoc	3,225	*Desc (check 1 only)	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Required	<input checked="" type="checkbox"/> Includes Swim/Tennis
		<input type="checkbox"/> Optional			
Swim/Tennis Annual Fee	325	*Desc (check 1 only)	<input type="checkbox"/> None	<input type="checkbox"/> Optional	<input type="checkbox"/> Required
Management Company (up to 26 characters)			Management Company Email		
Management Phone			HOA Contact Phone		Initiation Fee
External Reference 1 Source			External Reference 1 ID		
External Reference 2 Source			External Reference 2 ID		

Part 5

*Required

FMLS Public Remarks (575 character limit)

FMLS RESIDENTIAL DETACHED - MLS SINGLE FAMILY DUAL ENTRY FORM

Part 5 (cont.)

*Required

FMLS Syndication Remarks (575 character limit)

MLS Public Remarks (768 character limit)

Private URL

Part 6

*Required

*Availability to Receive Offers (Check 1 only) No Conditions Conditions Exist - See Private Remarks

FMLS Private Remarks (430 character limit)

Agents! Call owner to show Carla Jacobs
678 879 2302
all offers req 48 response time - all offers rec'd on
Friday or weekend will be resp. to on Monday
fax all offers to 678 666 4005

FMLS RESIDENTIAL DETACHED - MLS SINGLE FAMILY DUAL ENTRY FORM

*Required

Part 6 (cont.)

MLS Private Remarks (320 character limit)

MLS Office Remarks (192 character limit)

FMLS Directions (300 character limit)

MLS Directions (256 character limit)

Features

*Style (check up to 2)

- | | | | |
|---------------------------------------|--|---|-------------------------------------|
| <input type="checkbox"/> A-Frame | <input type="checkbox"/> Cottage | <input type="checkbox"/> Mobile | <input type="checkbox"/> Other |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Country | <input type="checkbox"/> Modular | |
| <input type="checkbox"/> Cabin | <input type="checkbox"/> Craftsman | <input type="checkbox"/> Ranch | (Additional MLS Fields) |
| <input type="checkbox"/> Cape Cod | <input type="checkbox"/> European | <input type="checkbox"/> Rustic | <input type="checkbox"/> Adirondack |
| <input type="checkbox"/> Chalet | <input type="checkbox"/> French Provincial | <input checked="" type="checkbox"/> Traditional | |
| <input type="checkbox"/> Cluster Home | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Tudor | |
| <input type="checkbox"/> Colonial | | <input type="checkbox"/> Victorian | |

*Stories (check 1 only)

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> 1 Story | <input type="checkbox"/> Over 2 Stories | (Additional MLS Fields) |
| <input type="checkbox"/> 1 & 1/2 Stories | <input type="checkbox"/> Split Foyer | <input type="checkbox"/> Multi-Level |
| <input checked="" type="checkbox"/> 2 Stories | <input type="checkbox"/> Split Level | |

*Bedroom (check up to 3)

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> Bdrm on Main Lvl | <input type="checkbox"/> Roommate Fl Plan | <input type="checkbox"/> Other |
| <input type="checkbox"/> In-Law Suite/Apt | <input type="checkbox"/> Sitting Room | |
| <input type="checkbox"/> Master on Main | <input type="checkbox"/> Split Bdrm Plan | |

*Lot Description (check up to 5)

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Borders US/State Park | <input type="checkbox"/> Marsh | (additional MLS field) |
| <input type="checkbox"/> City View | <input type="checkbox"/> Mountain Front | <input type="checkbox"/> Corps Eng. Contr. |
| <input type="checkbox"/> Corner | <input type="checkbox"/> Mountain View | <input type="checkbox"/> Lake Access |
| <input type="checkbox"/> Creek | <input type="checkbox"/> Ocean Front | <input type="checkbox"/> Greenbelt |
| <input checked="" type="checkbox"/> Cul-de-sac | <input type="checkbox"/> Ocean View | <input type="checkbox"/> Private |
| <input type="checkbox"/> Deepwater Access | <input type="checkbox"/> Pasture | <input type="checkbox"/> None |
| <input type="checkbox"/> Deepwater at Dock | <input type="checkbox"/> Pond | <input type="checkbox"/> Open Land |
| <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Private Backyard | <input type="checkbox"/> Utility Comp Contr. |
| <input type="checkbox"/> Golf Course | <input type="checkbox"/> River Front | <input type="checkbox"/> Water View |
| <input type="checkbox"/> Golf View | <input type="checkbox"/> River View | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Lagoon | <input type="checkbox"/> Room for Pool/Tennis | <input type="checkbox"/> Valley View |
| <input type="checkbox"/> Lake Front | <input type="checkbox"/> Sloped | |
| <input type="checkbox"/> Lake View | <input type="checkbox"/> Steep | |
| <input type="checkbox"/> Level | <input type="checkbox"/> Tidal | |
| <input type="checkbox"/> Level Driveway | <input type="checkbox"/> Wooded | |

*Required

*House Faces (check 1 only)

- | | | | | |
|--------------------------------|-----------------------------|--|-------------------------------|----------------------------------|
| <input type="checkbox"/> East | <input type="checkbox"/> NE | <input type="checkbox"/> South | <input type="checkbox"/> SW | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> North | <input type="checkbox"/> NW | <input checked="" type="checkbox"/> SE | <input type="checkbox"/> West | |

*Master Bath (check up to 4)

- | | | |
|---|--|---|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Sep Tub/Shower | <input type="checkbox"/> Vaulted Ceilings |
| <input type="checkbox"/> Bidet | <input type="checkbox"/> Shower Only | <input checked="" type="checkbox"/> Whirlpool Tub |
| <input checked="" type="checkbox"/> Double Vanity | <input type="checkbox"/> Skylights | <input type="checkbox"/> Other |
| <input type="checkbox"/> Garden Tub | <input type="checkbox"/> Tub Only | |
| <input type="checkbox"/> Sep His/Hers | <input type="checkbox"/> Tub/Shower Combo | |

*Special (check up to 4)

- | | |
|--|---|
| <input type="checkbox"/> No Special Circumstances | <input type="checkbox"/> No disclosures from Seller |
| <input type="checkbox"/> Active Adult Community | <input type="checkbox"/> Owner/Agent |
| <input type="checkbox"/> Agent Related to Seller | <input type="checkbox"/> Owner Transferred |
| <input type="checkbox"/> Cert. Prof. Home Builder | <input type="checkbox"/> Owner Will Consider Exchange |
| <input type="checkbox"/> Corporate Owner | <input type="checkbox"/> Potential Short Sale |
| <input type="checkbox"/> Estate Owned | <input type="checkbox"/> Recently Renovated |
| <input type="checkbox"/> Fixer Upper | <input type="checkbox"/> Short Sale Pre-Approved |
| <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Sold As-Is |
| <input type="checkbox"/> Government Owned | <input type="checkbox"/> Other |
| <input type="checkbox"/> Historical | (additional MLS fields) |
| <input type="checkbox"/> HUD Listing (see remarks) | <input type="checkbox"/> Bank Owned |
| <input type="checkbox"/> Investor Owned | <input type="checkbox"/> Corporate Relocation |
| <input type="checkbox"/> Lease Purchase | <input type="checkbox"/> Pre-Foreclosure |
| <input type="checkbox"/> Lender Owned | <input type="checkbox"/> Rental |
| | <input type="checkbox"/> Short Sale |

FMLS RESIDENTIAL DETACHED - MLS SINGLE FAMILY DUAL ENTRY FORM

*Required

Features (cont.)

- *Pool on Property (check up to 3)
- None
 - Heated Pool
 - Fiberglass
 - Gunite
 - Vinyl
 - Above Ground
 - In Ground

- Dock (check up to 2)
- No Dock
 - Community
 - Courtesy
 - Covered
 - Covered/1 Slip
 - Covered/2 Slip
 - Covered/3+ Slip
 - Dock Permit
 - Double Slip
 - Hoist
 - Lights
 - Party Deck
 - Platform
 - Shared
 - Single Slip
 - Other
- (additional MLS fields)
- Dock Approval Req.
 - Dock Rights
 - Floating Dock
 - No Dock or Boathouse
 - No Dock Rights
 - Seawall
 - Stationary Dock
 - Uncovered-No Slip
 - Verbal Appr Dock Permit

- Boathouse (check up to 2)
- None
 - 1-Slip
 - 2-Slip
 - 3+ Slips

- *Construction (check up to 3)
- Aluminum
 - Brick & Frame
 - Brick 3 Sides
 - Brick 4 Sides
 - Brick-Front
 - Cedar
 - Cement Siding - Not stucco
 - Frame
 - Log
 - Rough Sawn
 - Shingle
 - Stone
 - Stucco - Hardcoat
 - Stucco - Synthetic
 - Stucco - Unknown
 - Tabby
 - Vinyl
 - Other
- (additional MLS fields)
- Press Board
 - Steel Frame
 - Stone/Frame

- *Interior (check up to 12)
- 9+ Ceiling Main
 - 9+ Ceiling Upper
 - 9+ Ceiling Lower
 - 10+ Ceiling Main
 - 10+ Ceiling Upper
 - 10+ Ceiling Lower
 - 2-Story Foyer
 - Bookcases
 - Cathedral Ceiling
 - Disp Attic Stairs
 - Double Vanity Other
 - Elevator
 - Entrance Foyer
 - Exposed Beams
 - Fire Sprinklers
 - Hardwood Floors
 - High Speed Internet Available
 - His/Her Closets
 - Perm Stairs to Attic
 - Pine Floor
 - Rear Stairs
 - Sauna
 - Skylights
 - Trey Ceilings
 - Walk-in Closet(s)
 - Wall/Wall Carpet
 - Wet Bar
 - Other
- (additional MLS fields)
- Attic Expandable
 - Cable TV Connect
 - Ceilings, Vaulted
 - Handicap Access
 - Recently Renovated
 - Tile Bath
 - Tile Floor
 - Whirlpool Bath

- *Kitchen (check up to 10)
- None
 - Breakfast Area
 - Breakfast Bar
 - Breakfast Room
 - Cabinets Other
 - Cabinets Stain
 - Cabinets White
 - Counter Top-Laminated
 - Counter Top-Other
 - Counter Top-Solid Surface
 - Counter Top-Stone
 - Counter Top-Tile
 - Country Kitchen
 - Island
 - Keeping Room
 - Pantry
 - Pantry-Walk-in
 - Second Kitchen
 - View to Family Room
 - Wine Rack
 - Other

- *Dining Room (check up to 2)
- None
 - Butlers Pantry
 - Dining L
 - Dining/Great Rm
 - Liv/Dine Rm Combo
 - Seats 12+
 - Separate Dng Rm

- *Parking (check up to 4)
- None
 - 1 Car Carport
 - 1 Car Garage
 - 2 Car Carport
 - 2 Car Garage
 - 3 Car Garage
 - 4 + Car Garage
 - 1-2 Step Entry
 - Attached
 - Auto Garage Door
 - Detached
 - Drive Under Main Level
 - Driveway
 - Kitchen Level
 - Parking Pad
 - Side/Rear Entry
 - Storeroom
 - Street
- (Additional MLS Fields)
- Assigned Space
 - Parking Shed
 - Storage
 - RV/Boat Parking

- *Approximate Lot Size (check 1 Only)
- Under 1/3 acre
 - 1/3 to 1/2 acre
 - 1/2 to 3/4 acre
 - 3/4 Up to 1 acre
 - 1 Up to 2 acres
 - 2 Up to 3 acres
 - 3 Up to 5 acres
 - 5 Up to 10 acres
 - 10 to 20 acres
 - 20 or more acres
- (additional MLS field)
- 20 - 50 acres
 - 50 - 100 acres
 - 100 Plus acres

- *Tennis on Property (check 1 Only) Yes No
- in subdivision*

- *Exterior Features (check up to 12)
- 1-2 Step Entry
 - Barn(s)
 - Carriage House
 - Deck
 - Fenced Yard
 - Front Porch
 - Garden Area
 - Gas Grill
 - Gazebo
 - Guest House
 - Hot Tub/Spa
 - Invisible Fence
 - Irrigation System
 - Out-Buildings
 - Outdoor Fireplace
 - Patio
 - Pool House
 - Pool Screened/Enc
 - Prof Landscaping
 - Satellite Dish
 - Stables
 - Wrap-Around Porch
 - Other
- (additional MLS fields)
- Balcony
 - Dog Run/Pen
 - Green House
 - Outdoor Kitchen
 - Veranda
 - Water Feature
 - Workshop

- *Roof Type (check up to 3)
- Composition
 - Concrete
 - Copper
 - Metal/Steel
 - Slate
 - Tar/Gravel
 - Tile
 - Tin
 - Wood Shingle
 - Other

- Basement (check up to 6)
- Bath
 - Bath/Stubbed
 - Boat Door
 - Crawl Space
 - Daylight
 - Driveway Access
 - Exterior Entry
 - Finished
 - Full
 - Interior Entry
 - Partial
 - Slab/None
 - Unfinished
- (additional MLS fields)
- Block
 - Concrete
 - Earthen
 - Pier
- finished*

- *Appliances (check up to 11)
- Central Vacuum
 - Dishwasher
 - Double Ovens
 - Elec Ovn/Rng/Ctop
 - Elec Water Heater
 - Elec Air Filter
 - Energy Star appliances
 - Garbage Disposal
 - Gas Ovn/Rng/Ctop
 - Gas Water Heater
 - Indoor Grill
 - Intercom/Radio
 - Microwave
 - Refrigerator
 - Sec System-Leased
 - Sec System-Owned
 - Self-Clean Oven
 - Smoke/Fire Alarm
 - Tankless Water Heater
 - Trash Compactor
 - Other
- (additional MLS fields)
- Convection Oven
 - Cooktop, Sep.
 - Alarm-Carb Mono
 - Dryer
 - Icemaker Line
 - Generator
 - None
 - Oven, Wall
 - Washer
 - Range/Oven
 - Water Softener

- *Rooms (check up to 9)
- Bonus Room
 - Computer Room
 - Exercise Room
 - Family Room
 - Great Room
 - Library/Office
 - Loft
 - Media Room
 - Nursery
 - Recreation Room
 - Screened Porch
 - Exercise Den
 - Separate Lvng Rm
 - Sun Room
 - Wine Cellar
 - Workshop
 - Other
- (additional MLS field)
- Subbed Bath

- *Laundry (check up to 2)
- No Laundry
 - Basement
 - Bathroom
 - Downstairs
 - Garage
 - Hall
 - Kitchen
 - Laundry Chute
 - Laundry Room
 - Main Level
 - Mud Room
 - Upstairs
 - Other
- (additional MLS field)
- Closet
 - Other Laundry Type
 - Other Laundry Location

FMLS RESIDENTIAL DETACHED - MLS SINGLE FAMILY DUAL ENTRY FORM

*Required

Features (cont.)

***Fireplace** (check up to 4)

<input type="checkbox"/> None	<input type="checkbox"/> In Basement	(additional MLS Fields)
<input type="checkbox"/> Blower	<input checked="" type="checkbox"/> In Great/Fam Room	<input type="checkbox"/> Metal
<input type="checkbox"/> Circulating	<input type="checkbox"/> In Keeping Room	
<input type="checkbox"/> Decorative Only	<input type="checkbox"/> In Living Room	
<input type="checkbox"/> Double Sided	<input type="checkbox"/> In Master Bedroom	
<input checked="" type="checkbox"/> Factory Built	<input type="checkbox"/> In Other Room	
<input type="checkbox"/> Gas Logs Remain	<input type="checkbox"/> Masonry	
<input checked="" type="checkbox"/> Gas Starter	<input type="checkbox"/> Wood Burning Stove	
<input type="checkbox"/> Glass Doors Remain	<input type="checkbox"/> Wood Stove Insert	

Setting (check up to 3)

<input type="checkbox"/> Golf	<input type="checkbox"/> Mountain	<input type="checkbox"/> River	<input type="checkbox"/> Other
<input type="checkbox"/> Lake	<input type="checkbox"/> Ocean	<input type="checkbox"/> Ski Resort	

***Sewer Description** (check up to 2)

<input checked="" type="checkbox"/> Pub Swr Connected	<input type="checkbox"/> Other	Owner's Init req'd <i>[Signature]</i>
<input type="checkbox"/> Pub Swr in Street	(additional MLS fields)	
<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Private Sewer	

***Road Type** (check up to 2)

<input type="checkbox"/> None	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Public Maintain
<input type="checkbox"/> Dirt	<input type="checkbox"/> Gravel	<input type="checkbox"/> Private Maintain	

***Heat Type** (check up to 4)

<input type="checkbox"/> Baseboard	<input type="checkbox"/> Oil	(additional MLS fields)
<input type="checkbox"/> Boiler	<input type="checkbox"/> Propane	<input type="checkbox"/> Ceiling Electric
<input type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Central
<input type="checkbox"/> Forced Air	<input type="checkbox"/> Steam/Hot Water	<input type="checkbox"/> Floor Furnace
<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Zoned	<input type="checkbox"/> Floor Radiant
<input type="checkbox"/> Gravity/Floor Htg	<input type="checkbox"/> Other	<input type="checkbox"/> Wood
<input type="checkbox"/> Heat Pump		<input type="checkbox"/> No Heating
		<input type="checkbox"/> Space Heater

Green Building Certifications (check up to 4)

<input type="checkbox"/> EarthCraft Home	<input type="checkbox"/> LEED for Homes
<input type="checkbox"/> Energy Star™ Home	<input type="checkbox"/> NAHB National Green Building St

New in Fall 2013

Fee Includes (MLS Only)

<input type="checkbox"/> Bldg & Liability Ins	<input type="checkbox"/> Management Fee	<input type="checkbox"/> Security
<input type="checkbox"/> Exterior Maintenance	<input type="checkbox"/> None	<input type="checkbox"/> Sewer
<input type="checkbox"/> Facilities Fee	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Swimming
<input type="checkbox"/> Garbage Pickup	<input type="checkbox"/> Pest Control/Term	<input checked="" type="checkbox"/> Tennis
<input checked="" type="checkbox"/> Grounds Maintenance	<input type="checkbox"/> Private Roads	<input type="checkbox"/> Water
<input type="checkbox"/> Heating/Cooling	<input type="checkbox"/> Reserve Fund	

Possession (MLS only)

<input type="checkbox"/> 3-7 Days After Closing	<input checked="" type="checkbox"/> Negotiable
<input type="checkbox"/> At Closing	<input type="checkbox"/> Other Possession Date

Extended Data - Virtual Tour (added after listing is submitted)

http:// _____

***Neighborhood** (check up to 12)

<input type="checkbox"/> None	<input type="checkbox"/> Park	<input checked="" type="checkbox"/> Swimming Pool
<input type="checkbox"/> Airstrip	<input type="checkbox"/> Physical Fitness Fac.	<input type="checkbox"/> Tennis Lighted
<input type="checkbox"/> Boat Restrictions	<input checked="" type="checkbox"/> Playground	<input checked="" type="checkbox"/> Tennis Unlighted
<input checked="" type="checkbox"/> Cable TV Available	<input type="checkbox"/> Public Transportation	<input type="checkbox"/> Undergrnd Utils
<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Racquetball	<input type="checkbox"/> Walk to Marta
<input type="checkbox"/> Country Club	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Walk to Schools
<input type="checkbox"/> Dry Dock	<input type="checkbox"/> RV Parking	<input type="checkbox"/> Walk to Shopping
<input type="checkbox"/> Fishing	<input type="checkbox"/> Security	<input type="checkbox"/> Other
<input type="checkbox"/> Gated	<input type="checkbox"/> Sidewalk	(additional MLS fields)
<input type="checkbox"/> Golf	<input type="checkbox"/> Ski Lifts	<input type="checkbox"/> Boat/Camp/Van Park
<input checked="" type="checkbox"/> Homeowner's Assoc	<input type="checkbox"/> Snow Skiing	<input type="checkbox"/> Guest Lodging
<input type="checkbox"/> Lake	<input checked="" type="checkbox"/> Street Lights	<input type="checkbox"/> Stables
<input type="checkbox"/> Marina	<input type="checkbox"/> Swim Team	<input type="checkbox"/> Tennis Team

***Water Source** (check only 1)

<input type="checkbox"/> Private System	(additional MLS fields)	Owner's Init req'd <i>[Signature]</i>
<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Community Well	
<input type="checkbox"/> Well	<input type="checkbox"/> Low Flow Fixtures	
<input type="checkbox"/> Other		

***Energy** (check up to 6)

<input type="checkbox"/> None	<input type="checkbox"/> High Eff System	<input type="checkbox"/> Thermal Pane Wdws
<input type="checkbox"/> Attic Vent Fans	<input type="checkbox"/> Low Flow Toilet	<input type="checkbox"/> Other
<input type="checkbox"/> Certified Energy Wise	<input checked="" type="checkbox"/> Ridge Vents	(additional MLS fields)
<input type="checkbox"/> Certified Good Cents	<input type="checkbox"/> Solar Hot Water	<input type="checkbox"/> Insulation - Ceiling
<input checked="" type="checkbox"/> Clock Thermostat	<input type="checkbox"/> Solar Power	<input type="checkbox"/> Insulation - Floors
<input checked="" type="checkbox"/> Extra Insulation	<input type="checkbox"/> Storm Doors	
<input type="checkbox"/> Geothermal HVAC	<input type="checkbox"/> Storm Windows	

***Cooling Description** (check up to 4)

<input type="checkbox"/> None	<input type="checkbox"/> Humidity Control	(additional MLS fields)
<input checked="" type="checkbox"/> Ceiling Fans	<input type="checkbox"/> Solar A/C	<input checked="" type="checkbox"/> Electric A/C
<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Window Units	<input type="checkbox"/> Gas A/C
<input type="checkbox"/> Central Gas	<input type="checkbox"/> Zoned	<input type="checkbox"/> Other Source
<input type="checkbox"/> Fan	<input type="checkbox"/> Other	<input type="checkbox"/> Common
<input type="checkbox"/> Heat Pump		<input type="checkbox"/> Other Type

***Disability Access** (check up to 10)

<input checked="" type="checkbox"/> None	<input type="checkbox"/> Low Kit Counters	<input type="checkbox"/> Wide Hallways
<input type="checkbox"/> 32" or Wider Doors	<input type="checkbox"/> Low Switches	<input type="checkbox"/> Other
<input type="checkbox"/> Bath Acc Whlchair	<input type="checkbox"/> Lwrld Door Handles	
<input type="checkbox"/> Elev Acc Whlchair	<input type="checkbox"/> Ramps to Doorways	
<input type="checkbox"/> Garage Van Access	<input type="checkbox"/> Shwrs Acc Whlchair	
<input type="checkbox"/> Levered Door Hand.	<input type="checkbox"/> Stepless Entry	

***Showing** (check up to 5)

<input checked="" type="checkbox"/> Anytime Access	<input type="checkbox"/> No Sign
<input type="checkbox"/> Appointment Only	<input type="checkbox"/> Security
<input type="checkbox"/> Call Listing Office/Agent before Showing	<input type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Caution Pets	(additional MLS fields)
<input checked="" type="checkbox"/> Courtesy Call-Owner	<input type="checkbox"/> 9am EDT to 10pm EDT
<input type="checkbox"/> Courtesy Call-Tenant	<input type="checkbox"/> Appt Agent
<input type="checkbox"/> Day Sleeper	<input type="checkbox"/> Appt Owner
<input type="checkbox"/> Gated	<input type="checkbox"/> Appt Tenant
<input type="checkbox"/> Lockbox - Supra?	<input type="checkbox"/> Call Agent Only
<input type="checkbox"/> Lockbox - Other	<input type="checkbox"/> Key in Office
<input type="checkbox"/> No Disturb	<input type="checkbox"/> Lockbox GAMLS Compatible
<input type="checkbox"/> No Lockbox	<input type="checkbox"/> Lockbox GAMLS Non-Compatable
<input type="checkbox"/> No Showings in the AM	<input type="checkbox"/> See Remarks to Show
	<input type="checkbox"/> Under Construction

Photo (MLS only)

<input checked="" type="checkbox"/> Broker Provided Photo
<input type="checkbox"/> No Photo Desired
<input type="checkbox"/> Under Construction

Possible Financing (MLS only)

<input type="checkbox"/> 100% Financing	<input type="checkbox"/> FHA	<input type="checkbox"/> Owner 1st
<input type="checkbox"/> 1031 Exchange	<input type="checkbox"/> FNMA Appv	<input type="checkbox"/> Owner 2nd
<input type="checkbox"/> Assume	<input type="checkbox"/> FNMC Appv	<input type="checkbox"/> Release of Liability
<input type="checkbox"/> Cash	<input type="checkbox"/> GHFA Load (GRFA)	<input type="checkbox"/> VA
<input type="checkbox"/> Conventional	<input type="checkbox"/> Lease Purchase	
<input type="checkbox"/> Credit Report Req.	<input type="checkbox"/> Other	

Owner agrees (Owners agree) above information is true and correct to the best of his/her/their knowledge.

NAME *Crista Ce Spicola* DATE *1/18/2014*

Owner understands and agrees to all information above and property characteristics in the FMLS computer system will be provided to agents who may represent other parties. Owner hereby waives any claims against FMLS and its employees arising out of disclosure of such information to other parties and hereby covenants that owner will not sue FMLS or employees for any and all claims suits or causes of action whenever asserted arising out of such disclosure.

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED

Residential Detached

#: 5292359
 1527 McAdoo DR
 County: Cobb

Broker: KWWC01

Active
 Area: 73 - Cobb-West

\$200,000

Subd/Complex: Overlook At Battlefield Park

State: Georgia

City: Marietta
 Zip: 30064
 Age Desc: Resale

Levels	Bdrms	Baths	Hlf Bth	Yr Built: 1989
Upper	4	2	0	Lake: None
Main	0	0	1	
Lower	0	0	0	Stories: 2 Stories
Total	4	2	1	Style: Traditional

Waterfront: 0
 Elem: Cheatham Hill
 Middle: Lovinggood
 High: Hillgrove

Directions: Head East on Dallas Highway, turn right onto John Ward Road SW, turn left onto Old John Ward Road, take the 1st left onto McAdoo Drive.

Public: Welcome home to this charming 4 bd 2.5 bth home! The spacious kitchen has SS appliances, bfast bar, tons of natural light and open to the fireside family room. A formal living room and dining room are directly off the foyer. The master suite is on the the 2nd level and has a walk in closet and a master bthrm with sep tub/shower and dbl vanities. The remaining 3 bdrms share a full bthrm and are located on the 2nd level. Need extra space? You have plenty of extra room in the finished basement. Two decks overlook the private backyard that are perfect for entertaining.

Syndication: THE COWAN CONNECTION 678-631-1758 teamcowan@thecowanconnection.com

Private: Agents! Call ownder to show (Carla Jacobs 678-879-2302). All offers require a 48 hour response time-all offers rec'd on Friday or the weekend will be responded to on Monday. Fax all offers to 678-666-4005

Features

Bedroom: Other

Master Bath: Double Vanity, Sep Tub/Shower, Whirlpool Tub
Kitchen: Breakfast Bar, Counter Top - Laminated

FP: 1

Dining: Separate Dng Rm

Const: Brick-Front

Parking: 2 Car Garage, Driveway, Kitchen Level

Road: Paved, Public Maintain

Rooms: Family Room, Separate Lvng Rm

Basement: Daylight, Exterior Entry, Full, Partial

Lot Size: 1/3 to 1/2 Acre

Lot Desc: Level Driveway, Wooded

Green Building Certification:

Setting: Other

House Faces: Unknown

Tennis On Prop: Yes

Pool: None

Home Warranty: Negotiable

Roof: Composition

Lot Dimensions: 0

HERS Index:

Other Descriptive Information

Neigh. Amenities: Homeowners Assoc, Playground, Swimming Pool, Street Lights, Tennis Unlighted

Appliance Desc: Dishwasher, Garbage Disposal, Elec Ovn/Rng/Ctop, Microwave, Smoke/Fire Alarm, Refrigerator

Interior: His & Her Closets, Walk-In Closet(s)

Exterior: Deck

Disability Access: None

Fireplace: Factory Built, Gas Starter, In Great/Fam Room

Heat Type: Gas

Cooling Desc: Ceiling Fans, Central Electric

Energy Feat: Attic Vent Fans, Clock Thermostat, Extra Insulation

Water Source: Public Water

Sewer Desc: Pub Swr Connectd

Laundry Feat: Laundry Room, Main Level

Dock: None

Boathouse:

Legal, Financial and Tax Information

Tax ID: 19-0266-0-018-0

LandLot: 266

District: 19

Section/GMD: 2

Lot: 78

Block: 0

Plat Book/Page: 117/20

Deed Book/Page: 13609/5291

Tax/Tax Yr: \$1,836 / 2013

Sq Ft: 2,607

Sq Ft Source: Tax Record

CPHB:

Special: None

Owner Finance: No

Owner Second: No

Assumable: No

Asmnt Due/Contemp: No

Annl Master Assoc Fee Desc: \$0 / None

HOA Rent Restrictions: No

HOA Phone:

Annl Assoc Fee: \$325 / Required

Swim/Tennis: \$0 / Required

Init. Fee: \$0

Mgmt Co:

Mgmt Phone:

Mgmt Email:

Office Information

Show Inst: Anytime Access, Appointment Only, Courtesy Call-Owner, Lockbox - Supra, Caution Pets

Owner Name: John And Carla Jacobs

Owner Phone: 678-879-2302

Selling Commission: 3%

VRC: No

List Agent ID: THECOWAN

Agent: THE COWAN CONNECTION

Phone/Fax: 678-631-1758 / 678-666-4005

Co-List Agent ID: TIMCOWAN

Co-Agent: TIM COWAN

Phone/Fax: 678-631-1758 / 678-666-4005

Office: Keller Williams Realty Signature Partners

Phone/Fax: 678-631-1700 / 678-631-1701

List Date: 05/16/14

Selling Agent/Broker may present offers directly to Seller?: No

Exp Date: 11/12/14

List Agent Email: teamcowan@thecowanconnection.com

Georgia MLS
**** Single Family Detached ****

Location				
MLS #: 07272292	1527 McAdoo Dr	County: Cobb	Area: COB3	
Status: New	Marietta, GA 30064	Subdivision: Overlook At Battlefield Park		
Terms				
Listing Agreement: Exclusive Right To Sell	List Date: 05/16/14	Expire Date: 11/12/14	List Price: \$200,000	
	List Broker: KYWWC01	List Agent: MILLERJE	List Agent 2: COWANTIM	
Owner: John And Carla Jacobs	Owner #: (678) 879-2302	ComPercent: 3%	ComDollar: \$0	Variable Commission: No
Tax/Legal				
Tax ID: 19026600180	Taxes: \$1,836	Tax Year: 2013	Year Built: 1989	New Construction: No
Land Lot: 266	District: 19	Section: 2	Block: 0	Lot: 78
Plat Book: 117	Plat Page: 20	Deed Book: 13609	Deed Page: 5291	Unit: 0
Ownership: Fee Simple	Acreage: 0.35	Acreage Source: Public Record	Lot Dimensions: 0	
Schools				
ES: Cheatham Hill / Cobb / Cobb County, GA			ES Bus: Yes	
MS: Lovinggood / Cobb / Cobb County, GA			MS Bus: Yes	
HS: Hillgrove / Cobb / Cobb County, GA			HS Bus: No	
Bed/Bath				
Bedrooms-Total: 4	Bedrooms-Lower: 0	Bedrooms-Main: 0	Bedrooms-Upper: 4	
Full Baths-Total: 2	Full Baths-Lower: 0	Full Baths-Main: 0	Full Baths-Upper: 2	
Half Baths-Total: 1	Half Baths-Lower: 0	Half Baths-Main: 1	Half Baths-Upper: 0	
Interior				
Accessibility:	Basement: Daylight, Entrance - Outside, Full, Partial			
Cooling Source: Electric	Cooling Type: Ceiling Fan, Central			
Energy Related: Programmable Thermostat, Roof Vent Fans				
Equipment: Alarm - Smoke/Fire	Fireplaces: 1			
Fireplace Location: In Great/Family Room	Fireplace Type: Factory Built, Gas Starter			
Heating Source: Gas	Heating Type: Central			
Interior: Double Vanity, Walk-in Closet, Separate Shower				
Kitchen/Breakfast: Breakfast Bar	Kitchen Equipment: Dishwasher, Garbage Disposal, Icemaker Line, Microwave - Built In, Refrigerator			
Laundry Location:	Laundry Type: Room			
Rooms: DR - Separate, Family Room, LR Separate				
Water				
Boathouse/Dock:		Water Description:	Property Setting:	
Feature Name: None	Waterfront Feet: 0			
Exterior				
Construction: Brick Front		Lot Description: Wooded		
Exterior: Deck/Patio, Tennis Court		Lot Size: 1/3 - 1/2 Acre		
Parking: Garage, 2 Car, Kitchen Level Entry	Roof Type: Composition		Stories: 2 Stories	
Style: Traditional		Water/Sewer: Public Water, Sewer Connected		
Other				
Date of Possession: Negotiable	Photo: Broker Will Provide Photo	Possible Financing: Cash, Conventional, FHA, VA		
Fee Amount: \$325	Initiation Fee: \$0	Home Warranty: No		
Fees Include: Swimming, Tennis				
Amenities: Playground, Pool, Street Lights, Tennis Courts, Neighborhood Association				
Showing Instructions: Caution Pet, Courtesy Call - Leave Msg, 24 Hour Access				
Special Conditions:				
Total Finished: 2,607	Above Grade Finished: 2,607	Below Grade Finished: 0	Below Grade Unfinished: 0	Square Foot Source: Public Record
ER1 Source:	ERI ID:	ER2 Source:	ER2 ID:	
Comments				
Public Remarks:	Welcome home to this charming 4 bd 2.5 bth home! The spacious kitchen has SS appliances, bfast bar, tons of natural light and open to the fireside family room. A formal living room and dining room are directly off the foyer. The master suite is on the the 2nd level and has a walk in closet and a master bthrm with sep tub/shower and dbl vanities. The remaining 3 bdrms share a full bthrm and are located on the 2nd level. Need extra space? You have plenty of extra room in the finished basement. Two decks overlook the private backyard that are perfect for entertaining.			
Private Remarks:	Agents! Call ownder to show (Carla Jacobs 678-879-2302). All offers require a 48 hour response time-all offers rec'd on Friday or the weekend will be responded to on Monday. Fax all offers to 678-666-4005			
Private URL:				
Office Remarks:				
Directions:	Head East on Dallas Highway, turn right onto John Ward Road SW, turn left onto Old John Ward Road, take the 1st left onto McAdoo Drive.			

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Georgia MLS
** Single Family Detached **

Location				
MLS #: 07272292	1527 McAdoo Dr	County: Cobb	Area: COB3	
Status: New	Marietta, GA 30064	Subdivision: Overlook At Battlefield Park		
Terms				
Listing Agreement: Exclusive Right To Sell	List Date: 05/16/14	Expire Date: 11/12/14	List Price: \$200,000	
Owner: John And Carla Jacobs	List Broker: KWWC01	List Agent: MILLERJE	List Agent 2: COWANTIM	Variable Commission: No
	Owner #: (678) 879-2302	ComPercent: 3%	ComDollar: \$0	
Tax/Legal				
Tax ID: 19026600180	Taxes: \$1,836	Tax Year: 2013	Year Built: 1989	New Construction: No
Land Lot: 266	District: 19	Section: 2	Block: 0	Lot: 78
Plat Book: 117	Plat Page: 20	Deed Book: 13609	Deed Page: 5291	Unit: 0
Ownership: Fee Simple	Acreage: 0.35	Acreage Source: Public Record	Lot Dimensions: 0	
Schools				
ES: Cheatham Hill / Cobb / Cobb County, GA				ES Bus: Yes
MS: Lovinggood / Cobb / Cobb County, GA				MS Bus: Yes
HS: Hillgrove / Cobb / Cobb County, GA				HS Bus: No
Bed/Bath				
Bedrooms-Total: 4	Bedrooms-Lower: 0	Bedrooms-Main: 0	Bedrooms-Upper: 4	
Full Baths-Total: 2	Full Baths-Lower: 0	Full Baths-Main: 0	Full Baths-Upper: 2	
Half Baths-Total: 1	Half Baths-Lower: 0	Half Baths-Main: 1	Half Baths-Upper: 0	
Interior				
Accessibility:	Basement: Daylight, Entrance - Outside, Full, Partial			
Cooling Source: Electric	Cooling Type: Ceiling Fan, Central			
Energy Related: Programmable Thermostat, Roof Vent Fans				
Equipment: Alarm - Smoke/Fire	Fireplaces: 1			
Fireplace Location: In Great/Family Room	Fireplace Type: Factory Built, Gas Starter			
Heating Source: Gas	Heating Type: Central			
Interior: Double Vanity, Walk-in Closet, Separate Shower				
Kitchen/Breakfast: Breakfast Bar	Kitchen Equipment: Dishwasher, Garbage Disposal, Icemaker Line, Microwave - Built In, Refrigerator			
Laundry Location:	Laundry Type: Room			
Rooms: DR - Separate, Family Room, LR Separate				
Water				
Boathouse/Dock:		Water Description:	Property Setting:	
Feature Name: None	Waterfront Feet: 0			
Exterior				
Construction: Brick Front		Lot Description: Wooded		
Exterior: Deck/Patio, Tennis Court		Lot Size: 1/3 - 1/2 Acre		
Parking: Garage, 2 Car, Kitchen Level Entry	Roof Type: Composition		Stories: 2 Stories	
Style: Traditional		Water/Sewer: Public Water, Sewer Connected		
Other				
Date of Possession: Negotiable	Photo: Broker Will Provide Photo	Possible Financing: Cash, Conventional, FHA, VA		
Fee Amount: \$325	Initiation Fee: \$0	Home Warranty: No		
Fees Include: Swimming, Tennis				
Amenities: Playground, Pool, Street Lights, Tennis Courts, Neighborhood Association				
Showing Instructions: Caution Pet, Courtesy Call - Leave Msg, 24 Hour Access				
Special Conditions:				
Total Finished: 2,607	Above Grade Finished: 2,607	Below Grade Finished: 0	Below Grade Unfinished: 0	Square Foot Source: Public Record
ER1 Source:	ER1 ID:	ER2 Source:	ER2 ID:	
Comments				
Public Remarks:	Welcome home to this charming 4 bd 2.5 bth home! The spacious kitchen has SS appliances, bfast bar, tons of natural light and open to the fireside family room. A formal living room and dining room are directly off the foyer. The master suite is on the the 2nd level and has a walk in closet and a master bthrm with sep tub/shower and dbl vanities. The remaining 3 bdrms share a full bthrm and are located on the 2nd level. Need extra space? You have plenty of extra room in the finished basement. Two decks overlook the private backyard that are perfect for entertaining.			
Private Remarks:	Agents! Call ownder to show (Carla Jacobs 678-879-2302). All offers require a 48 hour response time-all offers rec'd on Friday or the weekend will be responded to on Monday. Fax all offers to 678-666-4005			
Private URL:				
Office Remarks:				
Directions:	Head East on Dallas Highway, turn right onto John Ward Road SW, turn left onto Old John Ward Road, take the 1st left onto McAdoo Drive.			

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Return to:
FRYER, HARRIS, INGRAM & BARRETT, P.C.
70 Lenox Pointe, N.E.
Atlanta, GA 30324
File No. 02-3109CJACOBS

J.C. Stephenson
Jury C. Stephenson
Clerk of Superior Court Cobb Cty, Ga.

120

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

This indenture made this 20th day of September, in the year Two Thousand Two, between LISA OSIPOVITCH of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CARLA A. JACOBS and JOHN E. JACOBS as joint tenants with the right of survivorship, not as tenants in common, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the seeking and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 265 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 76, THE OVERLOOK II, AS PER PLAT RECORDED IN PLAT BOOK 117, PAGE 20, COBB COUNTY, GEORGIA RECORDS, SAID PLAT IS BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO, ALL ACCORDING TO SURVEY PREPARED BY SURVEY & ASSOCIATES, DATED AUGUST 16, 2002, BEARING JOB # 33-26022. BEING KNOWN AS 1527 MCADOO DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA.

TITLE VEST SOLEY IN LISA OSIPOVITCH BY RIGHT OF THAT SURVIVORSHIP DEED AT DEED BOOK 4806, PAGE 765. DEATH CERTIFICATE OF MICHAEL OSIPOVITCH, AKA MICHAEL JON OSIPOVITCH ATTACHED AS EXHIBIT "A".

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

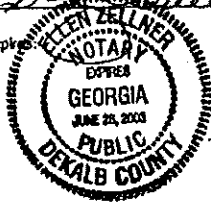
[Signature]

Witness

[Signature]

Notary Public

My commission expires



[Signature] (Seal)
LISA OSIPOVITCH

_____ (Seal)

_____ (Seal)