



Seller Net Sheet

Sales Price:

Sales Commission at 6%:

Buyer Concessions:

Repairs: \$2,000- estimate. Having pre-inspections is beneficial for knowing what's up with the house and determining this potential number.

Deed Stamps:

(3.7 x)

Broker Processing: \$995

Tax Proration: (You will be refunded this money by your bank. They will mail you a check for any money remaining in your escrow account)

Warranty: \$540

Atty fee: \$450

Your share of the HOA charges up through the closing (will be charged to your side if you have not paid, and will appear as a credit if you have paid. If the home is not subject to an HOA, this does not apply)

Any costs incurred prior to listing the home are in addition to what is included here.

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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If you enter into a written agency agreement, as a client, the real estate brokerage has the following *client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care*. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm’s representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients’ interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm’s agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It’s Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature	<input type="text"/>	Date	_____
Signature	<input type="text"/>	Date	_____

THIS DOCUMENT IS NOT A CONTRACT.
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.



EXCLUSIVE RIGHT TO SELL AGREEMENT LISTING AGREEMENT

In consideration of the covenants herein contained, _____,
_____, Sole Property Owner(s) (hereinafter called "**OWNER**") and _____
Real Estate Company (hereinafter called "**BROKER**"), agree as follows:

For the period of time beginning on _____, _____, and ending at midnight on _____,
Owner hereby grants to Broker the sole and exclusive right to sell the real property known as:

Lot _____ Block _____ Section _____ Subdivision _____
Address _____
Tax Map # _____ City _____ Zip _____
County of _____, State of South Carolina.

The real estate described herein includes all improvements, fixtures, appurtenances, and the additional property, if any, described here.

1. CONSENT TO DISCLOSED DUAL AGENCY/DESIGNATED AGENCY: (INITIAL APPLICABLE CHOICES)

_____ Owner acknowledges receiving an explanation of the types of agency relationships that are offered by the brokerage and a South Carolina Disclosure of Real Estate Brokerage Relationships form at the first practical opportunity at which substantive contact occurred between the agent and the owner.

Owner acknowledges that after entering into this written agency contract, Broker might request a modification in order to act as a **dual agent** or a **designated agent** in a specific transaction.

If asked:

- _____ Permission to act as a dual agent will not be considered.
- _____ Permission to act as a dual agent may be considered at the time I am provided with information about the other party to a transaction. If Owner agrees, Owner will execute a separate written **Dual Agency Agreement**.
- _____ Permission to act as a designated agent will not be considered.
- _____ Permission to act as a designated agent may be considered at the time I am provided with information about the other party to a transaction. If Owner agrees, Owner will execute a separate written **Designated Agency Agreement**.

2. TERMS: As follows:

A. Broker agrees to employ Broker's best efforts to sell or to secure a contract for the sale of the property for a price of _____ Dollars (\$_____) and in return Owner agrees to pay Broker a total fee of \$_____ or a total commission of _____% of gross sales price or a total commission of _____% of an amount calculated by _____, if Broker, Owner, another broker, or any other person or company produces a Buyer who is ready, willing, and able to purchase the property on the terms described above or on any terms acceptable to Owner. Owner and Broker agree that there shall be no variation or exception in the amount of the fee or commission to be paid, unless specified under Paragraph 30. The brokerage fee shall be earned, due and payable when an agreement to purchase, option, exchange, lease or trade is signed by Owner. However, if Owner shall fail or refuse to sell the described property for the price and terms set forth herein, or if Owner shall fail or refuse to complete the sale of such property under any written Agreement to Buy and Sell Real Estate to which Owner has agreed, Broker's full fee shall be due and payable by Owner.

Owner agrees to pay all costs, including reasonable attorney's fees, which may be incurred by Broker in the collection of a fee due from Owner under this Agreement.

Broker agrees to defer the commission until the closing date or extension thereof stated in the agreement or until default by Owner. Deferral is agreed to solely as an accommodation to Owner and such deferral shall in no way be construed as a waiver of the brokerage fee. Closing Attorney is hereby irrevocably directed to deduct and pay said Broker's fee from the proceeds of the sale.

If the property is sold within _____ days of the expiration or termination of this Agreement (which shall be the "protection period") to a Buyer to whom the property was shown by Owner, Broker, another broker, or any other person or firm during the term of this Agreement, Broker's full fee shall be payable by Owner. The protection period shall be terminated if Owner enters into a listing agreement with another broker during the protection period.

B. For purposes of this Agreement, a sale shall be defined as any transfer of a legal, equitable or beneficial interest in the subject property, whether for money or in exchange of other property, and shall include, but not be limited to, any transfer of the ownership interest in any corporation, limited partnership, partnership, or other entity.

[_____] OWNER [_____] OWNER [_____] OWNER [_____] OWNER, AND [_____] BROKER HAVE READ THIS PAGE

3. COMPENSATION TO OTHER BROKERAGES OR REPRESENTATIVES:

Owner acknowledges Broker has advised Owner that there is no rule requiring Owner to offer to compensate buyer's Brokerages or a buyer's representatives. Broker has also advised Owner that all commissions are not set by law and are fully negotiable between Owner, Buyer, Buyer's Broker or representative, and Broker. Owner may authorize listing Broker to offer to compensate other Brokerages. **(OWNER TO INITIAL SELECTION BELOW)**

_____ Owner authorizes listing Broker to offer to compensate other Brokerages in the following amounts of U.S. dollars, percentage of gross sales price, or percentage of an amount other than the gross sales price:

Buyer Agency (up to) _____% of the gross sales price and/or \$ _____ : and/or _____% of an amount calculated by _____; Transaction Brokerage (Non Agency) (up to) _____ % of the gross sales price and/or \$ _____ : and/or _____% of an amount calculated by _____.

_____ Owner DOES NOT authorize listing Broker to offer to compensate other Brokerages.

4. CONCESSIONS: Owner does does not allow Broker to advertise the Owner's willingness to negotiate for seller concessions.

5. EARNEST MONEY: Owner authorizes and designates Escrow Agent, as designated by the sales agreement, to accept and hold on behalf of Owner any earnest money or escrow deposit made in accordance with the terms of any agreement to buy and sell real estate for the property. In the event of default or forfeiture by a prospective buyer, Owner will reimburse Escrow Agent any costs incurred by Escrow Agent including attorney's fees as a result of the release of payment to Owner of any of the earnest money deposited, and such reimbursement may be made by Broker from the earnest money deposit. All earnest money will be deposited in Escrow Agent's escrow account.

OWNER UNDERSTANDS THAT, UNDER ALL CIRCUMSTANCES, INCLUDING DEFAULT, BROKER WILL NOT DISBURSE EARNEST MONEY TO EITHER PARTY UNTIL BOTH PARTIES HAVE EXECUTED AN AGREEMENT AUTHORIZING THE DISBURSEMENT OR UNTIL A COURT OF COMPETENT JURISDICTION HAS DIRECTED A DISBURSEMENT.

6. SIGNS: Owner grants to Broker the exclusive right to display "For Sale," "Under Contract," "Sale Pending," (or other similar) signs on the property and to remove other such signs.

7. BROKER'S DUTY: Broker agrees to employ the best efforts of Broker and Broker's agents and staff to secure a contract of sale for the described property upon such terms as may be agreeable to Owner. Broker's efforts shall include directing the efforts of Broker's organization to bring about the sale, advertising the described property as Broker deems advisable in those advertising media of merit customarily used in the area, furnishing such additional information as is necessary to cooperating real estate brokers and assisting such brokers in effecting a sale of property, and keeping Owner informed as to the progress of Broker's efforts in finding a Buyer for the described property. Owner understands the Broker makes no representation or guarantee as to the sale of the property. Upon the termination or completion of this Agreement, Broker shall keep confidential all information received during the course of this Agreement which was made confidential by written request or instructions from the client, except as provided for under South Carolina law.

8. BROKER LIABILITY LIMITATION: *Owner agrees Broker provided Owner with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Broker, Owner agrees that he shall pay Broker's attorney fees and that Broker, shall not be liable to Owner, in an amount exceeding that Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omission, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause(s), except intentional or willful acts, so that the total liability of Broker shall not exceed the amount set forth herein. Owner will indemnify and hold harmless and pay attorneys fees for Broker from breach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professionals, Service Providers, Contractors, etc. including any introduced or recommended by Broker. Owner agrees that there is valid and sufficient consideration for this limitation of liability and that Broker is the intended third-party beneficiary of this provision.*

9. OWNER'S DUTY: Owner agrees as follows:
A. To furnish Broker with complete and reliable information concerning ownership and the operation of the property, and any encumbrances or liens affecting the property; and
B. To inform Broker of any inquiries (including inquiries from other brokers) or negotiations concerning the sale of the property; and
C. To permit inspection and showing of the property by Broker, Broker's Agents, Sub agents, Buyer's Agent, and by such agents, sub agents and prospective buyers as deemed reasonably necessary by Broker, and to cooperate in the scheduling and carrying out of such showings and inspections as is necessary; and

[_____] OWNER [_____] OWNER [_____] OWNER [_____] OWNER, AND [_____] BROKER HAVE READ THIS PAGE

- D. To permit the offering for sale of the property to prospective buyers without regard to age, sex, race, creed, color, religion, national origin, handicap or familial status; and
- E. To permit Broker to incur, or pay on behalf of Owner reasonable expenses for repairs, inspection, utilities, maintenance, or similar expenses not to exceed \$ _____ for each separate expense, and to reimburse Broker, as necessary, upon receipt of the statement of expenses; and
- F. To allow closing attorney to pay Broker's compensation in an amount equal to the compensation provided above from Owner's proceeds at time of closing; and
- G. To grant to Broker the authority and approval to list and publish all sales data pertaining to the sale and closing of the herein above described property. Owner understands and acknowledges that sales data are published for the use and information of the members of all the Boards/Associations of REALTORS® and the Multiple Listing Services (MLS) of which Broker is a member; for their use of same in marketing and selling of all properties listed in said publication; and
- H. To permit Broker to take photographs of the Owner's property described herein for advertising and marketing purposes in any advertising medium of the Broker's choice. Owner understands and acknowledges that all marketing materials, including but not limited to photographs, brochures, and websites, developed for the sale of the subject property shall remain the property of the Broker; and
- I. To convey marketable title to the buyer in fee simple free from all liens except those stipulated herein, subject to existing zoning and government restrictions, applicable owner's association assessments and restrictive conditions and covenants of record which do not materially affect the present use of the property; and
- J. To authorize Owner's attorneys and the settlement agent to furnish to Broker copies of the final settlement statement for the transaction prior to the closing date; and
- K. Not to deal directly with prospective buyers of this property during the period of this agency and shall refer any inquiries received directly and immediately to the Broker; and
- L. To authorize the Broker, in response to inquiries from buyers or cooperating brokers, to divulge the existence of offers on the property; and
- M. To furnish Broker with written instructions regarding the confidentiality of information upon termination or completion of this Agreement which was received during the course of this Agreement in accordance with South Carolina law.

10. PROPERTY INFORMATION/SELLER'S PROPERTY DISCLOSURE STATEMENT: Owner warrants that, to Owner's knowledge, there are no material defects, hidden or obvious, in or on the property, which have not been disclosed to Broker in writing. Owner further warrants that Owner has reviewed and completed a Seller's Property Disclosure Statement, as required by South Carolina Code of Laws, as amended, Section 27-50-10, et. seq., attached to and made a part of this Agreement, and that all such information is accurate to the best of Owner's knowledge. If the Owner discovers, after his delivery of a disclosure statement to a Buyer, a material inaccuracy in the disclosure statement or the disclosure is rendered inaccurate in a material way by the occurrence of some event or circumstance, the owner shall correct promptly the inaccuracy by delivering a corrected disclosure statement to the Buyer or make reasonable repairs necessitated by the occurrence before closing. An owner who knowingly violates or fails to perform any duty prescribed by any provision of this article or who discloses any material information on the disclosure statement that he knows to be false, incomplete, or misleading is liable for actual damages proximately caused to the Buyer and court costs. Owner agrees to defend, indemnify, and hold harmless the Broker, Broker's agents, or sub agents, including indemnification for attorney's fees and court costs, from any and all claims arising out of any information or omission of information presented to Broker by Owner. Owner agrees to disclose to the Broker any known latent defects of the herein described property which are not readily ascertainable upon view including land, improvements, and personal property to be conveyed, and to hold said Broker harmless for any liabilities or damages arising from such defects. Owner will not hold Broker liable for the Owner's refusal or failure to provide a prospective purchaser with a disclosure statement. Owner agrees to allow Broker to provide copies of the disclosure statement to prospective buyers. The Owner understands and agrees that Broker has fully met the requirements of Section 27-50-70 of the South Carolina Code of Laws, as amended.

11. DISCLOSURE: Owner authorizes Broker to disclose information about the property to Broker's agents, sub agents, prospective buyers, and all inquiring parties. Such disclosure shall be in accordance with Broker's company policy. Owner hereby authorizes anyone having a lien against the property including the mortgage holder, to disclose complete information about the lien to Broker and Closing Attorney or Agent.

12. TAXES: Owner covenants and agrees to comply with the provisions of the South Carolina Code Section 12-8-580 (as amended) regarding withholding requirements of owners who are not residents of South Carolina as defined in the said statute. The payment of rollback taxes, if applicable, and past personal property taxes, if applicable, shall be negotiated between the Owner and any prospective buyer.

13. COASTAL TIDELANDS & WETLANDS ACT: In the event the property is affected by the provisions of the South Carolina Coastal Tidelands & Wetlands Act (Section 48-39-10, et. seq., South Carolina Code of Laws), an addendum will be attached to the sales agreement incorporating the required disclosures. The payment of any necessary surveys shall be negotiated between the Owner and any prospective buyer.

[_____] OWNER [_____] OWNER [_____] OWNER [_____] OWNER, AND [_____] BROKER HAVE READ THIS PAGE

23. FAIR HOUSING: Owner and Broker agree that this property is offered without regard to race, color, religion, sex, handicap, familial status, or national origin and is listed in full compliance with local, state, and federal fair housing laws.

24. FACSIMILE: The parties agree that this Agreement may be communicated by use of a fax, or other secure electronic means, including but not limited to the internet, and the signatures, initials and handwritten or typewritten modifications to any of the foregoing shall be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party.

25. ENFORCEMENT: The parties agree that Broker may take action to enforce this Agreement or collect any associated costs, fees, and damages. Owner agrees to reimburse or indemnify or pay all Broker costs in enforcing this Agreement or collecting costs, fees, and damages including any incidental expenses or attorneys fees.

26. SEX OFFENDER/CRIMINAL INFORMATION: Owner agrees that Broker is not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against the Broker for failure to obtain or disclose sex offender or criminal information. Owner agrees that they have sole responsibility to obtain their own sex offender, death, psychological stigma, clandestine laboratory, and crime information from sources (e.g. law enforcement, P.I., web). The Owner may obtain information about the Sex Offender Registry and persons registered with the Registry by contacting the local county Sheriff or other appropriate law enforcement officials.

27. PHOTOGRAPHY: Owner irrevocably conveys any and all of the Owner's audio, photography, and videography rights in perpetuity involving Owner and Owner's family and Owner's property to Broker for marketing and advertising and any other purpose deemed necessary by the Broker.

28. SURVEILLANCE: Owner agrees to abide by any laws and regulations regulating audio and video surveillance of the Property and persons entering the Property including agreeing not to use any surveillance in areas where persons have an expectation of privacy such as restrooms. Owner agrees that Broker may or may not disclose potential surveillance as Broker deems necessary including signage on the Property and in advertising/marketing.

29. AMENDMENT: This Agreement may be amended only by a writing signed by both parties and any amendment of Sections 2 or 3 must be based on the options available in the amended section.

30. OTHER TERMS AND CONDITIONS: A \$995 transaction fee will be paid to Keller Williams The Downing Group by the seller as part of seller closing costs. Seller is aware that the agent may be compensated a small fee by the home warranty company if the agent writes a home warranty as part of the transaction.

THE UNDERSIGNED HEREBY WARRANT THAT THEY OWN THE PROPERTY AND/OR HAVE THE AUTHORITY TO EXECUTE THIS AGREEMENT. THIS IS A LEGALLY BINDING AGREEMENT. OWNER SHALL SEEK FURTHER ASSISTANCE IF THE CONTENTS ARE NOT UNDERSTOOD. OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND COPY OF THE SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS. OWNER AGREES TO RECEIVE COMMUNICATIONS FROM BROKER AT THE EMAIL ADDRESS, PHONE AND FAX NUMBER LISTED BELOW.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties.

Owner: _____ Date _____ Time _____

Email: _____ Phone: _____ Fax: _____

Owner: _____ Date _____ Time _____

Email: _____ Phone: _____ Fax: _____

Owner: _____ Date _____ Time _____

Email: _____ Phone: _____ Fax: _____

Owner: _____ Date _____ Time _____

Email: _____ Phone: _____ Fax: _____

Owner's Mailing Address _____

Real Estate Firm: _____ Phone: _____

By: _____ Date _____ Time _____

The foregoing form is available for use by the entire real estate industry. The use of the form is not intended to identify the user as a REALTOR®. REALTOR® is the registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. Expressly prohibited is the duplication or reproduction of such form or the use of the name "South Carolina Association of REALTORS®" in connection with any written form without the prior written consent of the South Carolina Association of REALTORS®. The foregoing form may not be edited, revised, or changed without the prior written consent of the South Carolina Association of REALTORS®.



I (We) _____ Seller/Buyer
(circle one) have been fully informed by our KW Agent, _____
of the details of the Broker/Agent commission and compensation structure
included in the attached agreement. I/We have been given enough time to read
and review the commission and compensation structure, to ask any questions
I/we had, and I/we agree that I/we fully understand same and agree to pay such
commission as are owed pursuant thereto.

_____ Buyer/Seller _____ Date

_____ Buyer/Seller _____ Date

_____ Agent _____ Date

_____ Broker-in-Charge _____ Date

Notice to Buyer: A buyer agent's compensation is fully negotiable and is not set by law.

[or]

Notice to Seller: A seller agent's compensation is fully negotiable and is not set by law.



COMPENSATION AGREEMENT

1. **PARTIES AGREE:** In this legally binding Compensation Agreement, the

- LISTING BROKERAGE: _____, or
- SELLER: _____, or
- BUYER: _____

AGREES TO COMPENSATE THE BROKERAGE COMPANY _____ for the purpose, property, terms, and compensation stated below.

2. **FOR PURPOSE/ACTIVITY:** BUYING ON BEHALF OF _____ (CLIENT/CUSTOMER NAME)

- LISTING
- LEASING/RENTING
- OTHER _____

3. **REGARDING PROPERTY:** _____

Address _____ Unit # _____
 City _____ State of South Carolina _____
 Zip _____ County of _____ Lot _____
 Block _____ Section/Phase _____ Subdivision _____
 Tax Map _____ Other _____

4. **TERMS:** This Compensation Agreement begins on _____ and ends at 11:59 p.m. local time on _____ and does not create any agency relationships and expires 5 years after Effective Date if no termination date stated herein.

5. **COMPENSATION:** Shall be paid in U.S. Dollars according to the following terms: A compensation amount of _____% of the gross sales price or \$ _____ or _____% of the lease/rent payments total monthly other regarding the Property and will be due and payable at:

- The Closing of the Property
- Assumption of the lease
- As otherwise agreed: _____

PAYMENT WOULD BE DUE IN THE EVENT OF DEFAULT BY THE COMPENSATING PARTY. COMPENSATION FOR THE PURPOSES/ACTIVITIES DESCRIBED ABOVE IS NOT SET BY LAW AND IS FULLY NEGOTIABLE BETWEEN THE PARTIES.

6. **DISCLOSURE:** The parties agree that compensation being paid under this Agreement will be disclosed to all parties to the transaction that generate the compensation payment.

PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS AGREEMENT Parties acknowledge receiving, reading, reviewing, and understanding this Agreement. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from an attorney of their choice prior to signing. Effective date is the above stated date or latest date upon which all parties are aware of signatures and agreement.

Date: _____ Time: _____

Date: _____ Time: _____

Date: _____ Time: _____

Date: _____ Time: _____

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WITHHOLD LISTING TEMPORARILY FROM CMLS DATABASE

Addendum to Listing Agreement

In consideration of the Listing Agreement between _____
(Owner) and **Keller Williams, The Downing Group** _____ (Broker) concerning the listing of
property at _____ (Location)
the Owner hereby requests Broker to:

List property according to the attached Listing Agreement and allow the Listing Broker to
withhold the listing from Consolidated Multiple Listing Service for a period of time not to
exceed 90 days from the date the Listing Agreement was signed by Owner.

During this period of delay, this property may not be advertised for sale or published/offered
for sale through any medium until the delay period has ended. This also prohibits the
installation of a sign of any type or a CMLS approved lockbox.

Owner

Date

Owner

Date

Listing Agent

Date

Broker-in-Charge

Date



STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "Yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information.

By answering "No Representation" on this disclosure statement, the owner is acknowledging that they do not have the current knowledge necessary to answer the questions with either a "Yes" or "No" response. Owner still has a duty to disclose information that is known at the time of the disclosure statement.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

The owner shall deliver to the purchaser this disclosure before a real estate contract is signed by the purchaser and owner, or as otherwise agreed in the real estate contract. The real estate licensee must disclose material adverse facts about the property if actually known by the licensee about the issue, regardless of owner responses on this disclosure.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Owner: [] [] Purchaser [] [] acknowledge receipt of a copy of this page which is Page 1 of 6.
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Property Address (including unit # or identifier) _____

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.
As owner, do you have any actual knowledge of any problem(s)* concerning?
 *Problem(s) include present defects, malfunctions, damages, conditions, or characteristics.

<u>I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM</u>	Yes	No	No Representation
1. Water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Water pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply:	<input type="checkbox"/> County	<input type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other: _____
	<input type="checkbox"/> City	<input type="checkbox"/> Corporate	<input type="checkbox"/> Well	
B. Describe water disposal:	<input type="checkbox"/> Septic	<input type="checkbox"/> Private	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Corporate	<input type="checkbox"/> Government	
C. Describe water pipes:	<input type="checkbox"/> PEX	<input type="checkbox"/> PVC/CPVC	<input type="checkbox"/> Other/Unknown: _____	
	<input type="checkbox"/> Copper	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> Steel	

<u>II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS</u>	Yes	No	No Representation
5. Roof systems A. Approximate year that current roof system was installed: _____. B. During your ownership, describe any known roof system leaks, repairs and/or modifications with dates(s): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Gutter systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications A. Approximate year structure was built: _____. B. During your ownership, describe any structural repairs and/or modifications to the items identified in Question 7 with dates(s): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS</u>	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
13. Heating system(s) (HVAC components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
14. Cooling system(s) (HVAC components)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
A. Describe Cooling System:	<input type="checkbox"/> Central	<input type="checkbox"/> Ductless	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Window	<input type="checkbox"/> Other:
B. Describe Heating System:	<input type="checkbox"/> Central	<input type="checkbox"/> Ductless	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Furnace	<input type="checkbox"/> Other:
C. Describe HVAC Power:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input type="checkbox"/> Other:
D. Describe HVAC system approximate age and any other HVAC system(s): _____					

IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS, THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED, OR OTHER PEST INFESTATIONS

A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus:

B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):

C. Describe any known present pest infestations:

V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY

Apply this question below and the three answer choices to the numbered issues (15-28) on this disclosure.

As owner, do you have any actual knowledge or notice concerning the following:

	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Designation as a historic building, landmark, site or location within a local historic or other restrictive district, which may limit changes, improvements of demolition of the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, first rights of refusal, insurance issues, or governmental actions that could affect title to the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Room additions or structural changes to the property during your ownership.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Problems caused by fire, smoke, or water (including whether any structure on the property has flooded from rising water, water intrusion, or otherwise) to the property during your ownership.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Drainage, soil stability, atmosphere, or underground problems affecting the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Erosion, erosion control, or erosion control structure, such as a bulkhead, rock revetment, seawall, or buried sandbags, affecting the property. If "Yes" to Question 22, provide a general description including material, location on the property, approximate size, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Flood hazards, wetlands, flood hazard designations, flood zones, or flood risk affecting the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Whether the property is currently insured through public (e.g., National Flood Insurance Program) or private flood insurance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 Private or public flood insurance (e.g., Federal Emergency Management Agency (FEMA)) claims filed on the property during your ownership. If "Yes" to Question 25, list the approximate date(s), general description of event(s), nature of any repair(s), and amounts of all claim(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Repairs made to the property as a result of flood events that were <u>NOT</u> filed with private or public insurance during your ownership. If "Yes" to Question 26, list the approximate date(s), general description of event(s), nature of any repair(s), and amounts of all flood-related repairs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Has federal flood disaster assistance (e.g., from FEMA, Small Business Administration, HUD) been previously received during your ownership? If "Yes" to Question 27, what was the amount received and the purpose of the assistance (elevation, mitigation, restoration, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Whether the property has been assessed for a beach nourishment project during your ownership.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A. Describe any green energy, recycling, sustainability or disability features for the property:

B. Describe any Department of Motor Vehicles titled manufactured housing on the property:

VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: _____

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VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING

A. Describe the rental/lease terms, to include any vacation rental periods that reasonably may begin no later than ninety days after the date the purchaser's interest is recorded in the office of the register of deeds, and any rental/leasing problems, if any: _____

B. State the name and contact information for any property management company involved (if any): _____

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: _____

VIII. EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY

A. Describe any utility company financed or leased property on the real property: _____

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: _____

IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS

	Yes*	No	No Representation
If Yes, owner must complete the attached Residential Property Disclosure Statement Addendum.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own offsite condition inspections and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the onsite or offsite conditions of the property and improvements. Purchaser should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online (www.scstatehouse.gov or other websites).

Current status of property or factors which may affect the closing:

- Owner occupied Short sale Bankruptcy Vacant (How long vacant?): _____
 Leased Foreclosure Estate Other: _____
 Subject to Vacation/Short Term Rental

A Residential Property Condition Disclosure Statement Addendum is is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Date: _____ Time: _____

Owner Printed Name: _____

Owner Signature: Date: _____ Time: _____

Owner Printed Name: _____

Purchaser acknowledges prior to signing this disclosure:

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of onsite and offsite conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchaser has sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals
- Purchaser has sole responsibility for investigating offsite conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes

Purchaser Signature: Date: _____ Time: _____

Purchaser Printed Name: _____

Purchaser Signature: Date: _____ Time: _____

Purchaser Printed Name: _____

Owner: Purchaser acknowledge receipt of a copy of this page which is Page 6 of 6.
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**STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT ADDENDUM**



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (**CCRBR**). These organizations are referred to herein as an owners association.

Purchaser should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchaser is solely responsible to determine what items are covered by the owners association charges.

Property Address: _____

Describe owners association charges: \$ _____ Per _____ (month/year/other)

What is the contact information for the owners association? _____

As owner do you have any actual knowledge of answers to the following questions? Please check the appropriate box to answer the questions below.			
	Yes	No	No Representation
1. Are there owners association charges or common area expenses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any owners association or CCRBR resale or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Has the owners association levied any special assessments or similar charges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Do the CCRBR or condominium master deed create guest or visitor restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Do the CCRBR or condominium master deed create animal restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Does the property include assigned parking spaces, lockers, garages or carports?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are keys, key fobs or access codes required to access common or recreational areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will any membership other than owner association transfer with the properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there any known common area problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Is there a transfer fee levied to transfer the property?*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(* <i>Questions does not include recording costs related to value or deed stamps.</i>)			

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed: _____

Owner Signature: Date: _____ Time: _____

Owner Signature: Date: _____ Time: _____

Purchaser Signature: Date: _____ Time: _____

Purchaser Signature: Date: _____ Time: _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: _____

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

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.

b) Records and reports available to the seller (check one below):

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

c) Buyer has received copies of all information listed above.

d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller Date

Agent Date

Buyer Date

Seller Date

Agent Date

Buyer Date



I (We), _____,

Seller(s) of property located at _____

Do hereby attest that our Realtor[®], _____

with Western Upstate Keller Williams, has not had any influence on my (our) answers on the SC Residential Property Disclosure Form, and/or Addendum that is attached. All information on that form(s) were filled out by me (us) alone.

Seller

Date

Seller

Date

Property Address _____

RES

Water Frontage [] Assn Fee \$ [] Assn/Regime Fee Per MO [] QTR [] 6 MO [] YR []
0 - 9999

HOA [] Y [] N HOA Contact Name: [] HOA Contact #: []

Tenant / Contact: [] Tenant / Contact #: []

PUBLIC REMARKS Additional remarks attach separate page. (1500 char max – No Branding, Sales Incentives, Bonuses, or Codes – Must Be Fair Housing Compliant)

[Empty box for Public Remarks]

AGENT REMARKS (NON-PUBLIC) Attach separate page if necessary. (500 char max)

[Empty box for Agent Remarks]

DIRECTIONS Attach separate page if necessary. (300 char max)

[Empty box for Directions]

CHECK ALL THAT APPLY

EXTERIOR

Style

- Antebellum
- Bi-level
- Bungalow
- Cape Cod
- Charleston
- Colonial
- Contemporary
- Country
- Craftsman
- House-Apt
- Log
- Other
- Ranch
- Traditional
- Tri-Level
- Victorian
- Williamsburg

Exterior Finish

- Aluminum
- Asbestos
- Block
- Brick - All Sides (Abv Found)
- Brick - Partial (Abv Found)
- Cedar
- Fiber Cement i.e. Hardy Plank

- Log
- Other
- Stone
- Stucco - Hard Coat
- Stucco - Synthetic
- Vinyl
- Wood
- Wood Fiber i.e. Masonite

Foundation

- Crawl Space
- Slab

Water Frontage Type

- Common Lake
- Common Pond
- Creek
- Deeded Lake Access
- Ocean
- On Lake Monticello
- On Lake Murray
- On Lake Wateree
- Private Pond
- River
- River Access
- View - Cove
- View - Big Water
- Waterfront Community

House Faces

- East
- North
- Northeast
- Northwest
- South
- Southeast
- Southwest
- West

Lot Location

- Corner
- Cul-de-Sac
- On Golf Course
- On Water

Exterior

- Airplane Hangar
- Barn
- Boat Ramp
- Deck
- Deeded Boat Slip
- Dock
- Dock - Shared
- Fireplace
- Front Porch - Covered
- Front Porch - Uncovered
- Front Porch - Screened
- Back Porch - Covered
- Back Porch - Uncovered

- Back Porch - Screened
- Other Porch - Covered
- Other Porch - Uncovered
- Other Porch - Screened
- Grill
- Guest House
- Gutters - Full
- Gutters - Partial
- Hot Tub
- Irrigation Well
- Landscape Lighting
- Patio
- Pool House
- Shed
- Sprinkler
- Lake Fed Irrigation
- Stable
- Studio
- Workshop

Fencing

- Around Pool
- Barbed Wire
- Chain Link
- Front
- Full
- Horse Fence
- Invisible Fencing
- Livestock Fence
- None

- Partial
- Privacy Fence
- Rear Only - Aluminum
- Rear Only - Brick
- Rear Only - Chain Link
- Rear Only - Other
- Rear Only - Vinyl
- Rear Only - Wood
- Rear Only - Wrought Iron
- Wood

Pool Type

- Above Ground
- Indoor
- Inground - Gunite
- Inground - Other
- Inground - Vinyl

Road Type

- Dirt
- Gravel
- Paved
- Private Maintenance

INTERIOR

Formal Dining Room

- Area
- Bay Window
- Built-ins

Verified by the Property Owner [] []
Initials

Date _____

ML# []

Property Address _____

CHECK ALL THAT APPLY

- Butler's Pantry
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Combo
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
Molding
Recessed Lights
Wet Bar

Formal Living Room

- Bay Window
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Entertainment Center
Fireplace
French Doors
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
Molding
Recessed Lights
Skylight
Sunken
Wetbar

Living Room

- Bay Window
Beams
Books
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)

- Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Entertainment Center
Fireplace
French Doors
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
Molding
Panel
Recessed Lights
Skylight
Sunken
Wetbar

Great Room

- Balcony
Bay Window
Beams
Bookcase
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Entertainment Center
Fireplace
French Doors
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
Molding
Recessed Lights
Skylight
Sunken
Wetbar

Kitchen

- Bar
Bay Window
Backsplash - Granite
Backsplash - Other
Backsplash - Tiled
Cabinets - Glazed

- Cabinets - Natural
Cabinets - Other
Cabinets - Painted
Cabinets - Pickle
Cabinets - Stained
Ceiling Fan
Counter Tops - Concrete
Counter Tops - Formica
Counter Tops - Granite
Counter Tops - Granite Tile
Counter Tops - Marble
Counter Tops - Other
Counter Tops - Quartz
Counter Tops - Solid Surface
Counter Tops - Tile
Eat-In
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
Galley
Island
Nook
Pantry
Prep Sink
Recessed Lights
Second Kitchen
Wetbar

Range

- Built-In
Continous Clean
Convection
Counter Cooktop
Double Oven
Free-standing
Gas
Grill
Island Cooktop
Self Clean
Smooth Surface

Equipment

- Compactor
Dishwasher
Disposal
Dryer
Freezer
Icemaker
Microwave - Above Stove
Microwave - Built-in
Microwave - Countertop
Microwave - Pull Out
Pot Filler
Refrigerator
Stove Exhaust Vented Ext.
Tankless H2O

- Washer
Water Filter
Water Softener - Leased
Water Softener - Owned
Wine Cooler
Gas Water Heater
Electric Water Heater

Laundry

- Bath
Closet
Common
Electric
Garage
Gas
Heated Space
Kitchen
Mud Room
None
Porch
Unheated Space
Utility Room

Other Rooms

- Bonus-Finished
Bonus-Unfinished
Enclosed Garage
Exercise Room
Sun Room
FROG (No Closet)
FROG (With Closet)
In-Law Suite
Library
Loft
Media Room
Nursery
Office
Other
Sewing
Wine Cellar
Workshop

Master Bedroom

- Balcony/Deck
Bath - Jack & Jill
Bath - Private
Bath - Shared
Bay Window
Bidet
Built-Ins
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Closet - His & Her
Closet - Private
Closet - Walk-in
Double Vanity
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
Recessed Lighting
Separate Shower
Sitting Room
Skylight
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

- Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
Recessed Lighting
Separate Shower
Separate Water Closet
Sitting Room
Skylight
Spa/Multiple Head Shower
Steam Shower
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

2nd Bedroom

- Balcony/Deck
Bath - Jack & Jill
Bath - Private
Bath - Shared
Bay Window
Bidet
Built-Ins
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Closet - His & Her
Closet - Private
Closet - Walk-in
Double Vanity
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
Recessed Lighting
Separate Shower
Sitting Room
Skylight
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

3rd Bedroom

- Balcony/Deck
Bath - Jack & Jill

Verified by the Property Owner [] [] Date _____

All Information Subject To Errors & Omissions And is Not Guaranteed

And all information herein is deemed reliable by owner [] [] Initials

Property Address _____

CHECK ALL THAT APPLY

- Bath - Private
Bath - Shared
Bay Window
Bidet
Built-Ins
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Closet - His & Her
Closet - Private
Closet - Walk-in
Double Vanity
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
FROG (Requires Closet)
Recessed Lighting
Separate Shower
Sitting Room
Skylight
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

- Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
FROG (Requires Closet)
Recessed Lighting
Separate Shower
Sitting Room
Skylight
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

5th Bedroom

- Balcony/Deck
Bath - Jack & Jill
Bath - Private
Bath - Shared
Bay Window
Bidet
Built-Ins
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Closet - His & Her
Closet - Private
Closet - Walk-in
Double Vanity
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
FROG (Requires Closet)
Recessed Lighting
Separate Shower
Sitting Room
Skylight
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

4th Bedroom

- Balcony/Deck
Bath - Jack & Jill
Bath - Private
Bath - Shared
Bay Window
Bidet
Built-Ins
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Closet - His & Her
Closet - Private
Closet - Walk-in
Double Vanity
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood

6th Bedroom

- Balcony/Deck
Bath - Jack & Jill
Bath - Private

- Bath - Shared
Bay Window
Bidet
Built-Ins
Ceiling Fan
Ceilings - Box
Ceilings - Cathedral
Ceilings - High (over 9 feet)
Ceilings - Tray
Ceilings - Vaulted
Ceilings - Coffered
Closet - His & Her
Closet - Private
Closet - Walk-in
Double Vanity
Fireplace
Floors - Hardwood
Floors - Laminate
Floors - Carpet
Floors - Concrete
Floors - Engineered Hardwood
Floors - Marble
Floors - Parquet
Floors - Slate
Floors - Tile
Floors - Vinyl
Floors - Luxury Vinyl Plank
Floors - Other
French Doors
FROG (Requires Closet)
Recessed Lighting
Separate Shower
Sitting Room
Skylight
Tub - Garden
Tub - Shower
Tub - Free Standing
Whirlpool

Basement

- No
Yes
Lower Level
Finished
Partially Finished
Unfinished

Fireplace

- Electric
Freestanding
Gas Log - Natural
Gas Log - Propane
Insert
Masonry
Wood Burning
Wood Stove

Interior

- Attic Access
Attic Pull Down Access
Attic Storage
Bookcase
Humidifier
Ceiling Fan
Central Vacuum

- Garage Opener
Intercom
Sauna
Security System - Leased
Security System - Owned
Smoke Detector
Wetbar

Handicap

- Accessible
Bathroom
Doorways (Min. 36")
Elevator
Kitchen
Ramp

OTHER

Energy

- Attic Fan
Goodcents/Rate 01
Other
Solar
Storm Doors
Storm Windows
Thermopane

Heating

- Baseboard
Central
Electric
Floor Furnace
Gas 1st Lvl
Gas 2nd Lvl
Gas Pac
Heat Pump 1st Lvl
Heat Pump 2nd Lvl
Multiple Units
None
Oil
Other
Propane
Solar
Space
Split System
Water Source
Wood Stove
Zoned

Cooling

- Central
Gas Pac
Heat Pump 1st Lvl
Heat Pump 2nd Lvl
Multiple Units
None
Other
Split System
Wall Unit(s)
Water Source
Window Units
Zoned

Green Construction

- CHiP Home Program
EarthCraft House

- Energy Star
Environments For Living
LEED-H
NAHBGreen Guidelines
NAHBGreen Standard (TM)
Other (Specify in Comments)

Water

- Community
Lake Drawn
Other
Public
Shared
Well
Well - Public Available

Sewer

- Community
Lett System
Other
Public
Septic
Septic - Public Available

Miscellaneous

- Built-Ins
Cable
Cable TV Available
Community Pool
Gated Community
Golf Community
Horse OK
Panic Room
Recreation Facility
Satellite Dish
Security Cameras
Surround Sound Wiring
Tennis Courts
Warranty (Home 12-month)
Warranty (New Construction)
Builder Provided
Sidewalk Community

Assoc Fee Includes:

- Back Yard Maintenance
Cable TV
Clubhouse
Common Area Maintenance
Community Boat Ramp
Electric Service
Exterior Maintenance
Front Yard Maintenance
Green Areas
Landscaping
Pest Control
Playground
Pool
Road Maintenance
Security
Sewer
Sidewalk Maintenance
Sprinkler
Street Light Maintenance
Tennis Courts
Trash
Water

Verified by the Property Owner [] []

Date _____

Property Address _____

CHECK ALL THAT APPLY

Avail Financing

- Assumable
- Cash
- Conventional
- FHA
- VA
- Lease Purchase
- Other
- Owner
- Owner Assist w/CC
- Rural Housing Eligible
- Income Cap requirement

Possession

- Closing
- Delayed
- Immediate
- Negotiable

Showing

- Showing Time
- Appointment
- Call Agent
- Call Owner
- Call Tenant
- Key in Office
- Lockbox
 - LB # _____
 - Shackle Code# _____
- No Sign
- Owner Agent
- See Agent Remarks
- Sign
- Text Agent
- Text Owner
- Vacant

Signature of Property Owner _____

--	--

Property Owner Signature

Date _____



In addition to Form 530
SCHEDULE A
CHECKLIST OF APPLIANCES AND/OR PERSONAL PROPERTY
TO BE INCLUDED IN THE SALE OF:

_____ (Address)

- | | |
|--|--|
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Wooden Shutters |
| <input type="checkbox"/> Freezer | <input type="checkbox"/> Plantation Blinds |
| <input type="checkbox"/> Microwave (not built in) | <input type="checkbox"/> Window Shades |
| <input type="checkbox"/> Bar Refrigerator | <input type="checkbox"/> Area Rug(s) |
| <input type="checkbox"/> Ice Maker | <input type="checkbox"/> Window Air Conditioning Unit(s) |
| <input type="checkbox"/> Washing Machine | <input type="checkbox"/> Fireplace Set (Tools/Screen) |
| <input type="checkbox"/> Dryer | <input type="checkbox"/> Pool Equipment |
| <input type="checkbox"/> Clotheslines & Poles | <input type="checkbox"/> Porch Swing |
| <input type="checkbox"/> Draperies | <input type="checkbox"/> Dock |
| <input type="checkbox"/> Curtains/Window Treatment | <input type="checkbox"/> Pier |
| <input type="checkbox"/> Mini Blinds | <input type="checkbox"/> Boat Lift |
| <input type="checkbox"/> Vertical Blinds | <input type="checkbox"/> Shelving (not attached) |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Work Benches |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

UTILITY COMPANIES

Electricity: _____ Natural Gas: _____

Water: _____ Cable: _____

Seller:	Date:	Buyer:	Date:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Seller:	Date:	Buyer:	Date:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



PERSONAL PROPERTY ADDENDUM FOR AGREEMENT/CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

1) Buyer and Seller agree that the following items, if present on the Property on the date of the offer, shall be included in the sale as part of the Purchase Price free of liens, unless excluded in paragraph 2 below. Seller agrees to unpair any "smart" devices that convey prior to Closing. Items of personal property other than those below may be sold separately by Bill of Sale (SCR Form 503).

Seller agrees the items below include smart and traditional versions of the product, any related or necessary accessories, dedicated equipment, remotes or similar items.

- a) Alarm and security systems (attached) for security, fire, smoke, carbon monoxide or other toxins. This includes any and all equipment, sensors, cameras, video doorbells, mounts, and storage devices for the alarm/security system.
b) All stoves/ranges/ovens; built-in appliances; attached microwave oven; vent hood
c) Antennas; satellite dishes and receivers
d) Any permanently attached or in ground play equipment (including play sets, swing sets, and basketball goals)
e) Ceiling and wall-attached fans; light fixtures (including existing bulbs and remote controls)
f) Fireplace insert; gas logs or starters; attached fireplace screens; wood or coal stoves
g) All attached floor coverings
h) Any fuel tanks
i) Garage door openers and any and all remotes, keys, or fobs
j) Permanently wired generators
k) Invisible fencing with power supply and any corresponding collars or accessories
l) Landscape and in ground outdoor trees and plants, raised garden; landscape and foundation lighting; outdoor sound systems; permanent irrigation systems; rain barrels; landscape water features; address markers, and fountains
m) Mailboxes and any mounted mail or newspaper containers
n) Mirrors attached to walls, ceilings, cabinets or doors; all bathroom wall mirrors
o) Any storage sheds, workshops, or detached structures.
p) Swimming pool (excluding inflatable); spa; hot tub; any and all maintenance, heating, and filtration equipment
q) Any and all water heating systems
r) Sump-pumps, radon fans, crawlspace ventilators, and permanently wired de-humidifiers
s) TV wall mounts and brackets. Any mounted speakers or intercom systems
t) Thermostats
u) Water supply equipment, including filters, conditioning and softener systems; re-circulating pumps; well pumps and tanks
v) Any and all windows, window screens, doors, door screens blinds, curtain rods, drapery rods and brackets, and all mounting equipment for these items.
w) Garage storage systems attached or mounted to the wall or ceiling or any garage storage system hanging from the wall or ceiling
x) Electric or smart car charger and related equipment
y) Central Vacuum system and equipment

2) The following items shall not convey (This includes property that is leased or not owned by the Seller)

Empty rectangular box for listing items not to be conveyed.

Four sets of signature lines with labels: BUYER, BUYER, SELLER, SELLER. Below the lines is the text 'HAVE READ THIS PAGE'.

3) Seller prior to closing should unpair any and all smart equipment that will convey with the property and return the items to factory default settings.

Seller shall repair any damage caused by removal of any items excluded in paragraph 2.

EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at _____ AM PM on _____, unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline. **This offer will expire automatically if no action is taken by either party 30 calendar days after the offer's submittal.**

IN WITNESS WHEREOF, this Contract has been duly executed by the Parties.

BUYER: _____ **Date:** _____ **Time:** _____

BUYER: _____ **Date:** _____ **Time:** _____

BUYER: _____ **Date:** _____ **Time:** _____

BUYER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

REALTOR® is the registered collective membership mark which may be used only by those real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its strict professional Code of Ethics. The South Carolina Association of REALTORS® (SCR) owns copyright to the content of this form and expressly prohibits the display, distribution, duplication, transmission, alteration, or reproduction of any part of SCR copyright content as well as the use of the name "South Carolina Association of REALTORS®" in connection with any written or electronic format without the prior written consent of SCR. SCR makes no representation as to the legal adequacy of this form or the information added for a specific transaction and recommends that Parties consult a SC attorney prior to signing to ensure the completed form meets your legal need.



Preparing Your Home for Real Estate Photographs Checklist

General Areas

De-clutter as much as possible, especially excessively furnished rooms – store excess in garage

Replace all light bulbs with matching bulbs

Remove all personal items e.g. photos

Tidy / Hide all power leads / cables

Move garbage cans out of sight (Chuck does this)

Remove piles of mail, newspaper and magazines

Clean all windows inside and out

Living Areas / Recreational Rooms Living Areas / Recreational Rooms

Turn off TV and put remotes away

Remove all toys, fans, game consoles

Remove Exercise bikes / equipment

Arrange DVDs, games, books neatly in shelves

Turn off and clean ceiling fan

Kitchen / Dining Areas

Clean and put away all dishes / cutlery

Remove all small appliances

Clean all splash backs, range hoods and large appliances especially if stainless steel

Remove all detergents, dish clothes, dish rack, tea towels, drain plugs.

Ensure range hood lights are working

Remove all objects from fridge e.g. magnets, photos

Remove bins and pet bowls

Minimize counter top clutter e.g. salt and pepper, coffee, cereal boxes

Bedrooms

Make all beds. Solid color bedding photographs better than patterns.

De-clutter toys, books, games, tissue boxes.

Remove all personal items.

Ensure bedside lamps are working.

Remove posters / stickers from walls.

Clear away all clothes

Bathrooms / Powder Rooms

Remove all soaps / shampoo / face washers / bath mats / toys / scales / bins

Remove all tooth brushes / tooth paste / razors / hair dryers.

Make sure glass and mirrors are spotless

Remove all non-matching towels.

Remove toilet cleaning utensils.

Ensure toilet roll is not empty

Close all toilet lids (Chuck does this)

Outside Areas

Mow and rake the lawn and trim edges

Rake / sweep up leaves, sticks, papers

Remove all gardening equipment e.g. hoses, rakes, wheel barrows

Sweep or preferably pressure clean driveway and paved areas

Tidy garden e.g. weeds

Remove all cars / boats / bikes / trailers

Remove all toys

Pool/Spa Areas

Ensure pool is clean

Remove all pool cleaners and poles

Remove all pool toys

60 Minutes before Photo shoot Checklist

Set the table (optional)

Place wine glasses and wine on outside table (optional)

Open all blinds (Chuck does this)

Turn on all lights (Chuck does this)

Turn off ceiling fans (Chuck does this)

Turn off TV

Put pets away

Put children away ;)

Ensure vehicles can't be seen (driveway should be clear of cars)

The photo shoot will take about 45 minutes. I will be photographing the inside and outside of your home.

I'll be photographing all of the major rooms.

I normally do not photograph the garage unless it has special features.

If you have special features of your home that are not obvious please let me know about these so I include them in the shoot.

If you have any questions feel free to give me a call or email me.

I look forward to photographing your home.

Chuck Holden 803.600.3531 choldenphotos@gmail.com



Compensation Amendment To:

- Buyer Agency Agreement**
- Transaction Brokerage Agreement**
- Exclusive Right to Sell Agreement**

Covering The Real Property further described or commonly known as:

Address _____ Unit # _____
 City _____ State of South Carolina
 Other _____ TMS _____

The undersigned Parties hereby agree as follows: Client/Customer and Real Estate Company agree to Amend the original agreement to compensate signed by both parties for total compensation of _____% or _____ total based on contracted sales price to _____% or _____ total on contracted sales price.

All other terms of contract remain the same as originally agreed to by both parties.

Parties are solely responsible for obtaining legal advice prior to entering into this Contract and counsel as required.

IN WITNESS WHEREOF, this Agreement has been duly executed by the Parties.

BUYER: _____ Date: _____ Time: _____

BUYER: _____ Date: _____ Time: _____

AGENT: _____ Date: _____ Time: _____

OR

SELLER: _____ Date: _____ Time: _____

SELLER: _____ Date: _____ Time: _____

AGENT: _____ Date: _____ Time: _____



ADDENDUM/AMENDMENT TO

AGREEMENT/CONTRACT TO BUY AND SELL REAL ESTATE [OFFER OR COUNTEROFFER] OR
RESIDENTIAL RENTAL AGREEMENT OR OTHER:
COVERING THE REAL PROPERTY PREMISES BUSINESS OTHER:

Further described or commonly known as:

Address Unit #
City State of South Carolina
Other TMS

The undersigned Parties hereby agree as follows:

EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter-offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at AM PM on unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline.

Parties are solely responsible for obtaining legal advice prior to entering into this Contract and counsel as required.

IN WITNESS WHEREOF, this Agreement has been duly executed by the Parties.

BUYER: Date: Time:

BUYER: Date: Time:

Date: Time:

Date: Time:

SELLER: Date: Time:

SELLER: Date: Time:

Date: Time:

Date: Time:

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