SPECIAL STIPULATIONS

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Property Address:

_____

_____, **Georgia** _____.

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

(Special Stipulations, continued page #3)

13. Marketing. Broker shall do all of the following to market the property to prospective tenants:
a. Place a "For Rent" sign in the yard (unless this is prohibited by neighborhood covenants).
b. List the property on Broker's own website (www.atlantapeachhomes.com).
c. List the property on such other paid and free websites as Broker sees fit.
d. Broker's leasing fee does not include marketing the property in any "for fee" advertising media, including newspapers and websites. At Owner's direction, Broker will place paid advertisements for the property and will bill Owner for same.

14. VACANCY PERIOD: Owner agrees to turn on water, electricity and gas (if available) at property while it is being marketed by Broker. Owner agrees that the interior and exterior of the property must be cleaned and maintained and in showing condition, must meet all requirements of the Uniform Housing Code, and all major systems (water, electric, gas, HVAC) and appliances (if provided) must be in operating condition before Broker markets the property. Owner shall also disconnect all utilities 24 to 48 of a tenant move-in. Management will not be responsible for the connection of utility bills, due to the owner not disconnecting the utilities.

15. Owner agrees to notify Broker in writing prior to entering into any sales listing agreement for the property with any Broker other than Atlanta Peach Management & Realty.

16. Interest for balance owed: Owner shall pay Broker interest of 1.5% per month for any negative balance carried on Owner's account.

17. If forced-air heating and cooling systems are installed at the Property, Owner authorizes Broker to order preventive maintenance and filter change two (2) times per year (spring and fall).

18. Broker agrees to share up to 25% of the Tenant Procurement fee with a cooperating Broker who represents a tenant who is approved, signs a lease, pays 1st months' rent, and takes possession of the property.

19. Owner agrees to carry a homeowner's insurance policy in the amount of at least $1 million.

20. EVICTION Service. * Note: Atlanta Peach Management must collect one full month rent on each unit before qualifying for the free eviction service. There shall be no Eviction fees charged to a landlord who has signed this agreement; however landlord will be responsible for cost of service and court cost. It is understood and agreed that 20% of all late fees, attorney fees, and Judgments obtained will be the property of the Management Company for services rendered. Atlanta Peach Management requires a Dispossessory/Eviction reserved from each owner/Landlord for the appropriate amount of court cost for that county which the property is located in.

21. Owner agrees to cease all communication with the tenant. Should tenant contact the owner,owner should direct them to Atlanta Peach Management & Realty.

Selling/Leasing Broker's Initials: _____ Buyer's/Tenants Initials: _____/_____
(or Broker's Affiliated Licensee)

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

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