

2019 GAR FORMS TABLE OF CONTENTS



2019 Printing

LICENSE AGREEMENT

L1 License for Use of 2019 GAR-Approved Real Estate Forms

CBs GAR CONSUMER BROCHURES

CB01 The ABC's of Agency
CB04 Lead-Based Paint Pamphlet
CB07 Mold Pamphlet
CB08 EPA Home Buyer's and Seller's Guide to Radon Pamphlet
CB10 Protect Yourself When Selling a House
CB13 Protect Yourself When Buying a Home
CB16 What to Consider When Buying a Home in a Community with a Homeowners Association (HOA)
CB19 What to Consider When Buying a Home in a Condominium
CB22 Protect Yourself When Buying a Home to be Constructed
CB25 What Buyers Should Know About Flood Hazard Areas and Flood Insurance
CB28 What Buyers and Sellers Should Know About Short Sales and Distressed Properties
CB31 What New Landlords Need to Know About Leasing Property

100s BROKERAGE ENGAGEMENTS

F101 Exclusive Seller Listing Agreement
F104 Non-Exclusive Seller Listing Agreement
F107 Authorization to Show Unlisted Property
F110 Exclusive Buyer Brokerage Agreement
F113 Non-Exclusive Buyer Brokerage Agreement
F116 Agreement to Work with Buyer as a Customer
F119 Agency Exhibit (Buyers and Sellers)
F122 Exclusive Leasing Listing Agreement
F125 Non-Exclusive Leasing Listing Agreement
F128 Exclusive Leasing/Management Agreement
F131 Services to be Performed by a Manager Exhibit
F134 Exclusive Tenant Brokerage Agreement
F137 Non-Exclusive Tenant Brokerage Agreement
F140 Agreement to Work with Tenant as a Customer
F143 Agency Exhibit (Owner/Landlord and Tenant)
F146 Additional Signature Page (Brokerage Agreements)
F149 Retainer Fee Exhibit
F152 Mutual Termination of Brokerage Engagement Agreement
F155 Unilateral Termination of Brokerage Engagement Agreement

200s PURCHASE AND SALE AGREEMENTS

F201 Purchase and Sale Agreement
F204 Condominium Resale Purchase and Sale Exhibit
F207 Lease/Purchase and Sale Exhibit
F210 Lot Purchase and Sale Agreement
F213 Land Purchase and Sale Agreement
F216 Dwelling and Land Both Have Value Exhibit
F219 Temporary Occupancy Agreement for Seller After Closing Exhibit
F222 Temporary Occupancy Agreement for Buyer Prior to Closing Exhibit
F225 Personal Property Agreement (Bill of Sale)
F228 New Construction Purchase and Sale Agreement
F231 New Construction Exhibit
F234 New Construction Plans and Specifications Exhibit
F237 Pre-Construction Specifications Exhibit
F240 Option Agreement
F243 Option Agreement to Purchase Leased Property Exhibit
F246 Special Stipulations
F249 Counteroffer to or Modification of the Unaccepted Original Offer
F252 Walk Through List
F255 Instructions to Closing Attorney
F258 Co-Op Commission Agreement
F261 Disclosure to Principal of Fees Paid or Received by Broker

2019 GAR FORMS TABLE OF CONTENTS

200s PURCHASE AND SALE AGREEMENTS (cont.)

F264	Reminder of Important Dates in the Purchase and Sale Agreement
F267	Additional Signature Page (Buyers and Sellers)
F270	Notice to Unilaterally Extend Closing Date for Eight Days
F273	Property Sold with the Right to Request Repairs Exhibit
F276	Notice to Unilaterally Extend Inspection Period
F279	Assignment of Purchase and Sale Agreement Rights
F282	Notice of the Exercise of Tenant's/Buyer's Option to Purchase Property
F285	Notice to Withdraw Offer
F288	Notice to Reject Offer/Counteroffer

300s DISCLOSURE STATEMENTS

F301	Seller's Property Disclosure Statement Exhibit
F304	Seller's Property Disclosure Statement (Condominium) Exhibit
F307	Seller's Property Disclosure Statement (Lot/Land) Exhibit
F310	Seller's Property Disclosure Statement (New Construction) Exhibit
F313	New Construction Seller Disclosures Exhibit
F316	Lead-Based Paint Exhibit
F319	Disclosure Information Concerning Lead Upon Transfer of Residential Property – 42 U.S.C. § 4852(d)
F322	Community Association Fees, Disclosures and Related Issues ("Disclosure") Exhibit
F325	Broker's Information Disclosure
F328	DeKalb County Plumbing Disclosure

400s FINANCING

F401	All Cash Sale Exhibit
F404	Conventional Loan Contingency Exhibit
F407	FHA Loan Contingency Exhibit
F410	VA Loan Contingency Exhibit
F413	USDA-RD Loan Contingency Exhibit
F416	Loan Assumption Exhibit
F419	Institutional Second Mortgage Contingency Exhibit
F422	Seller Financing (First Mortgage) Exhibit
F425	Seller Financing (Second Mortgage) Exhibit
F428	Seller Financing (Third Mortgage) Exhibit
F431	Seller Financing (Wrap Around Mortgage) Exhibit
F434	Subordination Agreement
F437	Request for Loan Information

500s EARNEST MONEY / TRUST FUNDS

F501	Earnest Money and/or Additional Earnest Money Held by Seller Exhibit
F507	Earnest Money Transfer to Seller Amendment
F510	Closing Attorney Acting as Holder of Earnest Money Exhibit
F511	Agreement of Closing Attorney to Serve as Holder of Earnest Money ("Escrow Agreement")
F513	Escrow Agreement
F516	Agreement to Disburse Trust Funds Prior to Closing
F519	Mutual Agreement to Terminate Purchase and Sale Agreement and Disbursement of Earnest Money
F522	Unilateral Notice to Terminate Purchase and Sale Agreement and Proposed Disbursement of Earnest Money
F525	Acknowledgement of Person Contributing Earnest Money on Behalf of Buyer ("Acknowledgement")

600s CONTINGENCY EXHIBITS

F601	Sale or Lease of Buyer's Property Contingency Exhibit
F604	Back-Up Agreement Contingency Exhibit
F607	General Contingency Exhibit
F610	Short Sale Contingency Exhibit

2019 GAR FORMS TABLE OF CONTENTS

700s **AMENDMENTS**

F701	Amendment to Agreement
F704	Amendment to Address Concerns with Property
F707	Amendment to Remove Contingency
F710	Amendment to Change the Due Diligence Period
F713	Amendment to Sales Price
F716	Amendment to Change Closing/Possession Date
F719	Amendment to Remove Contingency of Sale or Lease of Buyer's Property
F722	Amendment to Remove Inspection Contingency
F725	Amendment to Authorize Buyer to Make Repairs and/or Improvements Prior to Closing
F728	Amendment to Brokerage Engagement

800s **MISCELLANEOUS**

F801	Additional Page
F804	Exhibit to Agreement
F807	Legal Description Exhibit
F810	Pet Exhibit
F813	Survey Resolution Exhibit
F816	Notice
F819	Binding Agreement Date Notification ("Notification")
F822	Agreement to Keep Offers Confidential
F825	Confidentiality and Non-Disclosure Agreement
F828	Broker's Authorization to Hire Vendor
F831	Arbitration/Mediation Agreement
F834	Vendor List
F837	Estimate of Net to Seller
F840	Estimate of Cost to Buyer
F843	Referral Authorization
F846	Referral Agreement (Broker to Builder)

900s **LEASING**

F901	Rental Application
F904	Adverse Action Letter Regarding Rental Application
F907	Owner's Property Disclosure Statement (Lease) Exhibit
F910	Move In/Move Out Condition Report
F913	Lease for Residential Property (Not to Be Used for Lease/Purchase Transactions)
F916	Lease for Lease/Purchase Agreement Exhibit
F919	Consent to Take Pictures and Video of Property
F920	Required Renter's Insurance Exhibit
F922	Notice to Tenant of Changes Affecting the Rental of Property
F925	Amendment to Lease Agreement
F928	Notice (To be used in Lease Transactions)
F931	Additional Signature Page (Tenants and Landlords)
F934	Leasing Commission Confirmation

CFs **COMMERCIAL FORMS**

CF01	Commercial Exclusive Seller Listing Agreement
CF04	Commercial Purchase and Sale Agreement
CF07	Commercial Purchase and Sale Agreement Exhibit "A" Legal Description
CF10	Commercial Purchase and Sale of Business Along with Real Property Exhibit "B1"
CF11	Commercial Purchase and Sale of a Residential, Office, Retail or Industrial Building Exhibit "B2"
CF12	Commercial Purchase and Sale of Equipment and/or Other Personal Property Exhibit "B3"
CF19	Commercial Purchase and Sale Agreement Exhibit "C" Additions to Seller's Closing Documents
CF22	Commercial Purchase and Sale Agreement Exhibit "D" Seller's Warranties and Representations
CF25	Commercial Open Listing Agreement (For Leases)
CF28	Commercial Exclusive Leasing/Management Agreement
CF31	Commercial Lease Agreement (Single-Tenant Facilities)
CF34	Commercial Lease Agreement (Multi-Tenant Facilities)
CF37	Commercial Lease Agreement Amendment # _____

2019 GAR FORMS TABLE OF CONTENTS

CFs COMMERCIAL FORMS (cont.)

CF40	Commercial Sublease Agreement
CF43	Commercial Sublease Consent Agreement
CF46	Commercial Lease Guaranty
CF49	Commercial Lease Termination and Release Agreement
CF52	Commercial Lease Commission Assumption Agreement
CF55	Commercial Lien Waiver
CF58	Commercial Letter of Intent (For Purchase of Property)
CF61	Commercial Letter of Intent (For Lease of Premises)

COMPANY OPERATIONS

CO01	Independent Contractor Agreement
CO04	Amendment to the Independent Contractor Agreement to Provide for Payment of Commission to Corporation ("Amendment")
CO07	Agreement for Licensee Use of a Real Estate Assistant
CO10	Agreement Between Licensee, Georgia Broker and Out-of-State Broker
CO13	Agreement Between New Broker and Former Broker of a Transferring Licensee
CO16	Referral Agreement (Broker to Broker)
CO19	Agreement Between Georgia Broker and Out-of-State Broker (For Listing of Georgia Property)
CO22	Agreement Between Georgia Broker and Out-of-State Broker (For the Purchase or Lease of Georgia Property)
CO25	Broker Transaction Checklist and Contract Review

SPECIAL STIPULATIONS INDEX

SPECIAL STIPULATIONS (See Special Stipulations Index)

2019 GAR FORMS INDEX

2019 GAR FORMS CHANGES