

Exhibit "____"

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: _____
Buyer Name(s)

From: Keller Williams Realty Atlanta Partners (Sugarloaf/Northeast/ Perimeter East/Barrow Jackson)
and Keller Williams Greater Athens

Date: 10/21/2025

Property: 836 S Broad St Commerce, Ga 30529

This is to give you notice that Keller Williams Realty Atlanta Partners and Keller Williams Greater Athens ("Keller Williams") have a business relationship with O'Kelley & Sorohan, Attorneys at Law, LLC ("Settlement Agent") and Pinnacle Partners Consulting, LLC ("Insurance Company"). Georgia Partners Title Agency, LLC is owned 50% by ABC Title Partners, LLC and 50% by O'Kelley & Sorohan, Attorneys at Law, LLC, and Georgia Home & Auto, LLC is owned 60% by Keller Williams Realty Atlanta Partners and Keller Williams Greater Athens and 40% by Pinnacle Partners Consulting, LLC. Because of these relationships, this referral and subsequent referrals between these parties may provide Keller Williams Realty Atlanta Partners, Keller Williams Greater Athens, ABC Title Partners, LLC, O'Kelley & Sorohan, Attorneys at Law, LLC, Pinnacle Partners Consulting, LLC, and their owners and employees a financial or other benefit.

Set forth below is the estimated charge or range of charges for each settlement service listed. You are NOT required to use the listed providers as a condition for purchase or sale of the subject property or settlement of your loan. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Service Provider	Service Provided	Charge or Range of Charges
Georgia Home & Auto, LLC	Homeowner's Insurance	\$150-\$10,000 annual premium, depending on product and associated risk assessments (e.g.: age of home, credit score, past claims of insured, etc.)
Georgia Partners Title Agency, LLC	Title – Title Examination Fee	\$225 – residential only
	Title – Closing Protection Letter Fee	\$50 – residential only
	Title – Lender's Title Insurance	\$2.50-3.40 per \$1000 of coverage, based on underwriter and total amount of coverage (minimum \$200) – residential only
	Title – Owner's Title Insurance	\$2.50-\$5.65 per \$1000 of coverage, based on underwriter, type and total amount of coverage (minimum \$200) – residential only
O'Kelley & Sorohan, Attorneys at Law, LLC	Title – Settlement Fee	\$875 – residential only
	Title – Post-Closing Fee	\$75 – residential only

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Keller Williams Realty Atlanta Partners and Keller Williams Greater Athens are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Buyer Signature

Buyer Signature

Signed by: _____ 10/22/2025
Naveen Kommineeni
95F27F80E54F4DB...

Seller Signature

Seller Signature

This is a required Disclosure for
Keller Williams Realty Atlanta Partners – Sugarloaf/Northeast/ Perimeter East/Barrow Jackson
Keller Williams Greater Athens

This is to give notice that some owners and agents of Keller Williams Realty Atlanta Partners and Keller Williams Greater Athens have a business relationship which may have financial or other benefits such as an advertising agreement with certain providers of services related to your sale, purchase, or leasing of real estate.

Consumers and prospective Consumers are not required to utilize these Service Providers.

The names of the Service Providers and nature of the relationship are set forth below:

1. **Georgia Home & Auto, LLC (Insurance Service Provider)** - This Service Provider offers quotes from 15+ national insurance carriers such as Travelers, MetLife, Chubb, Progressive for coverage options for insurance services. Some owners and agents may have a common financial interest in this Service Provider.
2. **Supreme Lending** – This is to give you notice that we may share your contact information with Supreme Lending, and they may send you a single advertisement via mail or email.
3. **O’Kelley & Sorohan, Attorneys at Law, LLC** - This is to give you notice that Keller Williams Realty Atlanta Partners and Keller Williams Greater Athens (“Broker”) have a business relationship with O’Kelley & Sorohan, Attorneys at Law, LLC (“Settlement Agent”). Broker has agreed to provide specific marketing services to advertise the settlement services provided by Settlement Agent. Broker is compensated for its performance of each specific marketing service. Broker receives compensation for these services only when they are performed and payment is not contingent upon the referral of business. Broker receives payment from this arrangement whether or not you choose to use the service of Settlement Agent.
All marketing materials and information about Settlement Agent, provided by Broker should be understood to be advertising paid for by Settlement Agent and in no way construed as an endorsement of Settlement Agent’s products or services.
4. **2-10 Home Buyers Warranty** - A home warranty provided by 2-10 Home Buyers Warranty may be presented to the Consumer or prospective Consumer by Broker in connection with your real estate transaction. You are not required to buy a home warranty and, if you want one, you are not required to buy it through the Broker or from 2-10 Home Buyers Warranty. Home warranty products range from \$400.00 - \$960.00+ based on Consumer’s choice of product level, home size, and type.

The Consumers (Buyers, Sellers, Landlords, and Tenants) are NOT required to use the above referenced Service Providers as a condition of settlement of the loan on a subject property, or the purchase, sale, lease of a subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. (Keller Williams Realty Atlanta Partners and Keller Williams Greater Athens believe the named Service Providers charges would be competitive with charges of other providers of the same services). Information such as contact numbers, email addresses, and/or property addresses may be shared with the previously named affiliates. In some instances, listed properties for sale may have additional signage for advertising potential mortgage financing. Sellers/Landlords and Buyers/Tenants hereby acknowledge their receipt and understanding of the foregoing disclosure.

 Buyer Signature

 Buyer Signature

 Agent

Signed by: Naveen Kommineni 10/22/2025
 Seller Signature

 Seller Signature

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: _____ Date: 10/21/2025

From: _____ dba _____ “Powered by Place” (“Real Estate Team”)

Property Address: 836 S Broad St Commerce, Ga 30529

This is to give you notice that Real Estate Team and its affiliated real estate agents have a business relationship with Construct Title Company, LLC dba Blueprint Title GA (“Blueprint”) and Southwest Land Title Insurance Company (“Southwest”). Specifically, Real Estate Team, Blueprint and Southwest are subsidiaries of Place, Inc. and are affiliated companies. Because of this relationship, this referral may provide Real Estate Team, Blueprint, Southwest and/or Place, Inc., and their respective employees and agents, with a financial or other benefit.

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale, purchaser or refinance of the subject property or to obtain access to any settlement service. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THOSE SERVICES.**

Service Provider	Service Provided	Charge or Range of Charges
Blueprint Title GA	Settlement Support Fee	\$100 per side (Buyer/Seller-Cash) \$175 per side (Buyer/Seller-Loan) \$150 (Refinance)
	Tax and Utility Search	\$75 (Buyer)
<i>The following fees are estimates of pass-through fees charged by third-party service providers:</i>	Title Search Recording/E-recording fees Mobile or remote notary fees	\$75 to \$485 \$5 to \$25/document \$75 to \$200/signing
Closing Attorney	Settlement/Closing Fee	\$500 (Buyer-Cash) \$700 (Buyer-Loan) \$550 (Refinance)
	Deed/Doc Prep	\$200 (Buyer)
Southwest Land Title Insurance Company	Closing Protection Letter	\$50
	Owner’s Policy	\$3.40 - \$4.70 per \$1,000 of coverage, depending on type and total amount (minimum \$200)
	Lender’s Policy	\$2.50 - \$3.40 per \$1,000 of coverage, depending on type and total amount; or \$100 if issued simultaneously with Owner’s Policy

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that Real Estate Team is referring me/us to purchase the above-described settlement service(s) and that Real Estate Team, Blueprint, Southwest and/or Place, Inc., and their respective employees and agents, may receive a financial or other benefit as the result of this referral.

Signed by:
 10/22/2025
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Signature Date

Signature Date

Brittany Sells LLC (Brittany Purcell & Associates) | Georgia Legacy Management LLC | Georgia Legacy Maintenance LLC

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: _____ Property: 836 S Broad St Commerce, Ga 30529
Date: 10/21/2025

From: Brittany Sells LLC (Brittany Purcell & Associates)
Georgia Legacy Management LLC
Georgia Legacy Maintenance LLC

This is to give you notice that Brittany Sells LLC (Brittany Purcell & Associates) and Georgia Legacy Management LLC have a business relationship with Georgia Legacy Maintenance LLC. Some of the owners of Brittany Sells LLC (Brittany Purcell & Associates) and Georgia Legacy Management LLC are also owners of Georgia Legacy Maintenance LLC. Because of these relationships, this referral and subsequent referrals between these parties may provide **Brittany Sells LLC (Brittany Purcell & Associates) | Georgia Legacy Management LLC | Georgia Legacy Maintenance LLC**, and their owners and employees a financial or other benefit.

You are NOT required to use the listed providers as a condition for purchase or sale or management of the subject property or any service you hire us for. THERE ARE FREQUENTLY OTHER SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Service Provider	Service Provided	Charge or Range of Charges
Brittany Sells LLC (Brittany Purcell & Associates)	Real Estate Sales & Consulting	Percentage of sale, and sometimes flat fee for consulting, depending on scale and dynamics of transaction.
Georgia Legacy Management LLC	Property Management Services	Percentage of gross rent
	Project Management For Capital Improvements	Percentage of gross total of project
Georgia Legacy Maintenance	Maintenance Receipt, Coordination, Dispatch, Evaluation, Repair and invoicing.	Trip Fee + Hourly Rate + Materials
	Small Scale Renovation	Priced per job - Labor + Materials
	Large Project Management - pricing, comparing, scheduling, overseeing	4-10% of gross total project

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that **Brittany Sells LLC (Brittany Purcell & Associates) | Georgia Legacy Management LLC | Georgia Legacy Maintenance LLC** are referring me/us to purchase the above-described service(s) and may receive a financial or other benefit as the result of this referral.

Naveen Kommineeni

Print Name _____
Signed by: Naveen Kommineeni 10/22/2025
Signature 95E27F80E54F4DB...

Naveen Kommineeni

Print Name _____
Signed by: Naveen Kommineeni 10/22/2025
Signature 95E27F80E54F4DB...

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: _____ From: _____
 Property: 836 S Broad St Commerce, Ga 30529 Date: 10/21/2025

This is to give you notice that PLACE, Inc. (PLACE) and its affiliated real estate teams that are "Powered by Place," including (PLACE Real Estate Team) have a business relationship with:

- Envoy Mortgage (Envoy Mortgage)
- Southwest Land Title Insurance Company and Construct Title Company, LLC, dba Blueprint Title GA

Specifically, PLACE Real Estate Team, Envoy Mortgage, and Blueprint Title are all indirectly owned by PLACE and are affiliates.

Because of these relationships, this referral may provide PLACE, PLACE Real Estate Team, Envoy Mortgage, and Blueprint Title, and other PLACE affiliates, and their respective employees and agents, including potentially the real estate agent providing you with this disclosure and/or representing you in this transaction, with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THOSE SERVICES.

Provider	Settlement Service	Estimated Charge or Range of Charges
Envoy Mortgage	Residential Mortgage Loan Products	Origination charges vary with the loan product you select Lender Fees: \$1,530. - \$4,766. Discount Fee/Points: 0%-3% of your loan amount
Blueprint Title	Settlement Services	\$100. - \$1,985. * <i>* Including pass-through fees charged by third-party service providers</i>
	Title Insurance <ul style="list-style-type: none"> • CPL • Owner's/Lender's Title Policies 	\$50.00 \$2.50 - \$4.70 per \$1,000 based on purchase price

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that PLACE, PLACE Real Estate Team and the real estate agent providing this disclosure are referring me/us to purchase the above-described settlement service(s) and that PLACE, PLACE Real Estate Team, Envoy Mortgage, and Blueprint Title, and their respective employees and agents, may receive a financial or other benefit as the result of this referral.

Signed by:

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 Buyer/Borrower's or Seller's Signature

10/22/2025

 Date

 Buyer/Borrower's or Seller's Signature

 Date



This is a required attachment by:

- Keller Williams Realty Atlanta Partners
- Keller Williams Realty Augusta Partners
- Keller Williams Realty Aiken Partners

- Keller Williams Greater Athens
- KW Commercial Atlanta Partners
- Keller Williams Realty Lake Hartwell
- Lake Hartwell Partners, LLC

“For all Listing Agreements, Buyer Brokerage Agreements and Customer Acknowledgement Agreements”.



Wire Fraud Scam Warning



Please be advised that there are scams which involve companies capturing information from unknown sources which could send you an email that appears to be from your real estate agent, closing attorney or the lender requesting that you wire/transfer funds to an account.

DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!!!

NOTICE

We and/or our agents will NEVER request, by email, that you wire or send funds to a closing attorney or ANYONE else.

If you receive an email request to wire funds from anyone regarding a real estate transaction, please contact your lender or the closing attorney via telephone using a number that you have previously been given to verbally verify the authenticity of the instructions and the routing number.

NEVER LOGIN TO AN UNKNOWN WEBSITE

Signed by:

Naveen Kommineeni

10/22/2025

95F27F80E54F4DB...

Client/Customer Signature

Date

Naveen Kommineeni

Print Name

Client/Customer Signature

Date

Print Name



This is a required attachment by:

- Keller Williams Realty Atlanta Partners
- Keller Williams Realty Augusta Partners
- Keller Williams Realty Aiken Partners

- Keller Williams Greater Athens
- Lake Hartwell Partners, LLC

“For all Listing Agreements”.

Sewage System and Water Source Disclosure

Property Address: 836 S Broad St Commerce, Ga 30529

Sewer Description:

☒ **Public Sewer Connected**

☐ **Other**

☐ **Public Sewer in Street**

☐ **Private Sewer**

☐ **Septic Tank**

Owner's Initials Required:

Initial
MK

Water Source:

☐ **Private Water**

☐ **Community Well**

☒ **Public Water**

☐ **Low Flow Fixtures**

☐ **Well**

☐ **Other**

Owner's Initials Required:

Initial
MK