

2010 GAR Forms Changes



General Changes:

- *Index revised due to new, revised and deleted Forms and Special Stipulations.
- *Table of Context revised due to new, revised and deleted Forms and Special Stipulations.
- *All Date fields within all of the GAR Forms have been revised.
- *ALL GAR forms have all underwent minor formatting and spacing revisions.

Important universal changes among the contracts:

❖ Legal Description paragraph has been changed to the following:

Legal Description. The full legal description of the Property is:
[Select A, B or C below. The sections not marked shall not be a part of this Agreement].

- A. attached as an exhibit hereto;
- B. identical to the legal description for the property contained in the deed recorded in Deed Book _____, Page _____, et. seq., _____ County, Georgia records;
- C. described below:
Land Lot(s) _____ of the _____ District, _____ Section/ GMD,
Lot _____, Block _____, Unit _____, Phase/Section _____
of _____ Subdivision/Development,
_____ County, Georgia according to the plat recorded in
Plat Book _____, Page _____, et. seq., _____ County, Georgia records.

❖ The section in the forms that read “Mark box if additional Special Stipulations are attached” or “Mark box if additional pages are attached.” has been changed to “Additional Special Stipulations are or are not attached” or “Additional Pages are or are not attached”.

❖ The Time Limit/Acceptance box within the contracts has been changed to the following:

Time Limit of the Offer: The terms of this Agreement shall constitute an offer (“Offer”) which shall expire at _____ o'clock _____m. on the date of _____ unless prior to that time it is accepted in writing by the party to whom the offer was made and notice of the acceptance is delivered back to the party making the offer.

The following pages will list the changes to the forms in the entire GAR Form Library. Paragraph numbers on the left are the original numbers of the ¶’s in the 2009 forms.

F1 Exclusive Seller Listing Agreement

- ¶ 2 Legal Description – New Legal description paragraph (includes sections for A, B, C and D)
- *** Sentence that includes check box for Additional Special Stipulations being attached has revised.

F2 Non-Exclusive Seller Listing Agreement

- ¶ 2 Legal Description – New Legal description paragraph (includes sections for A, B, C and D)
- ¶ 3 Independent Contractor Relationship – now ¶ 16
- ¶ 4 Broker’s Duties to Seller – now ¶ 3
- ¶ 5 Seller’s Duties – now ¶ 4
- ¶ 6 Marketing – now ¶ 5
- ¶ 7 Retainer Fee – now ¶ 6
- ¶ 8 Commission – now ¶ 7
- ¶ 9 Limits on Broker’s Authority and Responsibility – now ¶ 10
- ¶ 10 Extension – now ¶ 17
- ¶ 11 Seller’s Property Disclosure Statement – now ¶ 9
- ¶ 12 Disclosures – now ¶ 11

F2 (Continued)

- ¶ 13 Disclosure of Potentially Fraudulent Activities – now ¶ 12
- ¶ 14 Broker's Policy on Agency – now ¶ 13
- ¶ 15 Dual Agency Disclosure – now ¶ 14
- ¶ 16 Designated Agency Disclosure – now ¶ 15
- ¶ 17 Limits on Seller's Responsibility – now ¶ 21
- ¶ 18 Seller Default – now ¶ 8
- ¶ 19 No Imputed Knowledge – now ¶ 19
- ¶ 20 Governing Law – now ¶ 19
- ¶ 21 Entire Agreement – now ¶ 20
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F3 Authorization to Show Unlisted Property

- ¶ 2 Legal Description – New Legal description paragraph (includes sections for A, B, C and D)
- ¶ 3 Independent Contractor Relationship – now ¶ 6
- ¶ 4 Now ¶ 3
- ¶ 5 Now ¶ 4
- ¶ 6 Commission – now ¶ 5

F4 Exclusive Buyer Brokerage Agreement

- ¶ 3 Independent Contractor Relationship – now ¶ 15
- ¶ 4 Broker's Duties to Buyer – now ¶ 3
- ¶ 5 Buyer's Duties – now ¶ 4
- ¶ 6 Retainer Fee – now ¶ 5
- ¶ 7 Limits on Broker's Authority and Responsibility – now ¶ 9
- ¶ 8 Commission – now ¶ 6
- ¶ 9 Protected Period and Commission – now ¶ 7
- ¶ 10 Default by Buyer – now ¶ 8
- ¶ 11 Extension – now ¶ 16
- ¶ 12 Disclosures – now ¶ 10
- ¶ 13 Disclosure of Potentially Fraudulent Activities – now ¶ 11
- ¶ 14 Broker's Policy on Agency – now ¶ 12
- ¶ 15 Dual Agency Disclosure – now ¶ 13
- ¶ 16 Designated Agency Disclosure – now ¶ 14
- ¶ 17 Governing Law – now ¶ 18
- ¶ 18 Entire Agreement – now ¶ 19
- ¶ 19 No Imputed Knowledge – now ¶ 17
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F5 Non-Exclusive Buyer Brokerage Agreement

- ¶ 3 Independent Contractor Relationship – now ¶ 15
- ¶ 4 Broker's Duties to Buyer – now ¶ 3
- ¶ 5 Buyer's Duties – now ¶ 4
- *** New Retainer Fee ¶ – now ¶ 5
- ¶ 6 Limits on Broker's Authority and Responsibility – now ¶ 9
- ¶ 7 Commission – now ¶ 6
- ¶ 8 Protected Period and Commission – now ¶ 7
- ¶ 9 Default by Buyer – now ¶ 8
- ¶ 10 Extension – now ¶ 16
- ¶ 11 Disclosures – now ¶ 10
- ¶ 12 Disclosure of Potentially Fraudulent Activities – now ¶ 11
- ¶ 13 Broker's Policy on Agency – now ¶ 12
- ¶ 14 Dual Agency Disclosure – now ¶ 13
- ¶ 15 Designated Agency Disclosure – now ¶ 14
- ¶ 16 Governing Law – now ¶ 18
- ¶ 17 Entire Agreement – now ¶ 19
- ¶ 18 No Imputed Knowledge – now ¶ 17
- ¶ 19 GAR Forms – now ¶ 20
- ¶ 20 Notices – now ¶ 21
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F6 Customer Acknowledgement

- *** Added "BY SIGNING THIS AGREEMENT, BUYER ACKNOWLEDGES THAT: BUYER IS NOT SUBJECT TO A CURRENT BUYER BROKERAGE AGREEMENT WITH ANY OTHER BROKER" before the signature lines.

F7 Exclusive Leasing Listing Agreement

- *** Legal Description – New universal Legal Description paragraph
- ¶ 2 Independent Contractor Relationship – now ¶ 9
- ¶ 4 Sale of Property – now ¶ 2
- ¶ 5 Limits on Broker’s Authority and Responsibility – now ¶ 4
- ¶ 6 Condition of Property – now ¶ 10
- ¶ 7 Disclosures – now ¶ 5
- ¶ 8 Broker’s Policy on Agency – now ¶ 6
- ¶ 9 Dual Agency Disclosure – now ¶ 7
- ¶ 10 Designated Agency Disclosure – now ¶ 8
- ¶ 17 Governing Law – now ¶ 18
- ¶ 18 Entire Agreement – now ¶ 19
- ¶ 19 No Imputed Knowledge – now ¶ 17
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F8 Exclusive Leasing/Management Agreement

- *** Legal Description – New universal Legal Description paragraph
- ¶ 3 Compensation – now ¶ 5
- ¶ 4 Security Deposit – now ¶ 3
- ¶ 5 Charges – now ¶ 4
- ¶ 6 Independent Contractor Relationship – now ¶ 15
- ¶ 7 Marketing – now ¶ 8
- ¶ 8 Sale of Property – now ¶ 7
- ¶ 10 Receipt and Payment of Funds – now ¶ 6
- ¶ 11 Emergency Repairs – now ¶ 18
- ¶ 12 Limits on Broker’s Authority and Responsibility – now ¶ 10
- ¶ 13 Owner’s Responsibility – now ¶ 16
- ¶ 14 Disclosures – now ¶ 11
- ¶ 15 Broker’s Policy on Agency – now ¶ 12
- ¶ 16 Dual Agency Disclosure – now ¶ 13
- ¶ 17 Designated Agency Disclosure – now ¶ 14
- ¶ 18 Assignment – now ¶ 21
- ¶ 19 Lead-Based Paint – now ¶ 22
- ¶ 20 Owner’s Property Disclosure Statement – now ¶ 17
- ¶ 21 Notice of Propensity of Flooding – now ¶ 19
- ¶ 22 Terminology – now ¶ 24
- ¶ 24 Credit Report Disclosure – now ¶ 20
- ¶ 27 Responsibility to Cooperate – now ¶ 30
- ¶ 30 No Imputed Knowledge – now ¶ 27
- *** Added sentence “Additional Special Stipulations are or are not attached”

F9 Exclusive Tenant Brokerage Agreement

- ¶ 3 Independent Contractor Relationship – now ¶ 14
- ¶ 4 Broker’s Duties to Tenant – now ¶ 3
- ¶ 5 Tenant’s Duties – now ¶ 4
- *** New ¶ 5 – Retainer Fee
- ¶ 6 Commission – In the second sentence the wording “at time of closing” has been changed to “commencement of Lease”
- ¶ 14 Governing Law – now ¶ 16
- ¶ 15 Entire Agreement – now ¶ 17
- ¶ 16 Imputed Knowledge – now ¶ 15
Title changed to “No Imputed Knowledge”
- ¶ 17 GAR Forms – now ¶ 18
- ¶ 18 Notices – now ¶ 19
- *** Added sentence “Additional Special Stipulations are or are not attached”

F10 Non-Exclusive Tenant Brokerage Agreement

- ¶ 3 Independent Contractor Relationship – now ¶ 14
- ¶ 4 Broker’s Duties to Tenant – now ¶ 3
- ¶ 5 Tenant’s Duties – now ¶ 4
- *** New ¶ 5 – Retainer Fee
- ¶ 6 Limits on Broker’s Authority and Responsibility – now ¶ 7
- ¶ 6 Commission – In the second sentence the wording “at time of closing” has been changed to “commencement of Lease”
- ¶ 7 Broker’s Policy on Agency – now ¶ 10
- ¶ 8 Dual Agency Disclosure – now ¶ 11
- ¶ 9 Designated Agency Disclosure – now ¶ 12

F10 (Continued)

- ¶ 10 Disclosure of Potentially Fraudulent Activities – now ¶ 9
- ¶ 11 Disclosures – now ¶ 8
- ¶ 13 Governing Law – now ¶ 16
- ¶ 14 Entire Agreement – now ¶ 17
- ¶ 15 No Imputed Knowledge – now ¶ 15
- ¶ 16 GAR Forms – now ¶ 18
- ¶ 17 Notices – now ¶ 19

*** Added sentence “Additional Special Stipulations are or are not attached”

F13 Protect Yourself When Buying a Home

- ¶ 5 Second Paragraph – added the language “whether the property is subject to flooding, the availability and cost of property insurance”

*** Added sentence “Additional Special Stipulations are or are not attached”

F20 Purchase and Sale Agreement

- ¶ 2 Legal Description – New universal Legal Description paragraph
- ¶ 5 Closing Costs and Other Settlement Expenses – In section C. 2, added the wording “solid waste and other fees”
- ¶ 15 Lead-Based Paint – language revised.

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

*** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

F22 Counteroffer

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F23 New Construction Purchase and Sale Agreement

- ¶ 2 Legal Description – New universal Legal Description paragraph
 - ¶ 5 Closing Costs and Other Settlement Expenses – In section C. 2, added the wording “solid waste and other fees”
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

*** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

F26 Walk Through List

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F27 Lot Purchase and Sale Agreement

- ¶ 2 Legal Description – New universal Legal Description paragraph
 - ¶ 5 Closing Costs and Other Settlement Expenses – In section C. 2, added the wording “solid waste and other fees”
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

*** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

F29 Lease/Purchase Agreement

- ¶ 2 Legal Description – New universal Legal Description paragraph
- ¶ 5 Closing Costs and Other Settlement Expenses – In section C. 2, added the wording “solid waste and other fees”
- ¶ 15 Lead-Based Paint – language revised.

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

*** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

F30 Lease for Lease/Purchase Agreement Exhibit

*** First paragraph – added sentence “The term “Property” herein shall refer to the Property as it is defined in the Lease/Purchase Agreement and is incorporated herein by reference.

¶ 2 Possession – changed the words “Premises” throughout the section to “Property”\

¶ 3 Rent – deleted “shall be paid” in the second sentence and replaced with “shall be payable to: _____”.

¶ 4 Late Payment; Service Charge for Returned Checks – language revised.

¶ 5 Disposessory Fee – changed the word “within” to “in” (second line)

¶ 6 Security Deposit – Sections A, B, E, F– language revised

Section D.7 added

Section G (Delivery of Security Deposit) – deleted

Section H (Delivery of Move Out Statement) – now section G

Section I (Security Deposit Held by Broker) – now section H

¶ 8 Move-In Inspection – removed wording “in which Premises are located)

¶ 10 Tenant’s Responsibilities – Section A – language revised (removed references to “Premises”)

Section B – language revised

Section C. 1 – deleted “gutters cleaned out”

Section G – replaced “Premises” with “Property”

Section H (No Improvements Allowed) – deleted

New Section H – Access Codes”

F30 (Continued)

- ¶ 11 Lead-Based Paint – language revised
- ¶ 12 Early Termination by Landlord – now ¶ 25
Section B – removed wording “equal to _____ month(s) rent” and replaced with “of \$ _____”
- ¶ 13 Sublet and Assignment – language revised
- ¶ 14 Use – language revised
- ¶ 16 Right of Access, Signage – now ¶ 17
- ¶ 17 Property Loss – now ¶ 16
Language revised
- ¶ 18 Rules and Regulations – added sections N and O
- ¶ 19 Default – Sections A.1, 2 and 3 – Language revised
- ¶ 23 Other Provisions – Section G – language revised
Section H (Tenant Has No Ownership Interest in Property) – now section O
Section I (Notices) – now section H
Section J (Appliances) – now section I
Section K (Keys) – now section J
Section L (Waiver of Homestead Rights) – now section K
Section M (Governing Law) – now section L
Section N (Security Disclaimer) – now section M
New section N – Rental Application
Section O (GAR Forms) – moved to Agency and Brokerage and Property Management section of contract (24.D)
- ¶ 24 Agency and Brokerage and Property Management – Section D (Property Management) – now section E
New section D – GAR Forms
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F32 Commission Confirmation Agreement/Instructions to Closing Attorney

- ¶ 3 Now paragraph ¶ 4
- *** New paragraph ¶ 3 (includes lines to list services and amounts paid/received or to be paid/received)
- ¶ 4 Now paragraph ¶ 5
- ¶ 5 Now paragraph ¶ 6
- ¶ 6 Now paragraph ¶ 7
- *** Added sentence “Additional Special Stipulations are or are not attached”

F33 Condominium Resale Purchase and Sale Agreement

- ¶ 2 Legal Description – New Legal description paragraph (includes sections for A, B and C)
- ¶ 5 Closing Costs and Other Settlement Expenses – In section C. 2, added the wording “solid waste and other fees”
- ¶ 15 Lead-Based Paint – language revised.
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.
- *** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

F34 Land Purchase and Sale Agreement

- ¶ 2 Legal Description – New universal Legal Description paragraph
- ¶ 15 Property Not Being Sold for Value of Any Improvements on Land – now ¶ 18
- ¶ 16 Notices – now ¶ 15
- ¶ 17 Default – now ¶ 16
- ¶ 18 Other Provisions – now ¶ 17
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.
- *** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

F35 Dwelling and Land Both Have Value

- ¶ 2 Section B. – Paragraph language revised. Check boxes also included.
Section C. – added U.S. Dollars” after the blank line field.

F40 Lease for Residential Property

- *** Legal Description – New universal Legal Description paragraph
- *** In the sentence following the Legal Description paragraph, the word “covenants” was added before “rules and regulations”.
- ¶ 3 Rent – deleted “shall be paid” in the second sentence and replaced with “shall be payable to: _____”.
- ¶ 4 Title changed to “Late Payment; Service Charge for Returned Checks”
- ¶ 6 Security Deposit – Sections A, B and D.7 – language revised
- ¶ 10 Tenant’s Responsibilities – Section C.1 – deleted “gutters cleaned out”
Added a new Section H.
- ¶ 11 Early Termination by Tenant – now ¶ 24.
Section D. 1 and 2 – language revised
- ¶ 12 Early Termination by Landlord – now ¶ 25
Section B – removed wording “equal to _____ month(s) rent” and replaced with “of \$ _____”

F40 (Continued)

- ¶ 13 Lead-Based Paint – now ¶ 11
- ¶ 14 Notice of Propensity of Flooding – now ¶ 12
- ¶ 15 Renewal Term – now ¶ 26
- ¶ 16 Sublet and Assignment – now ¶ 13
Language revised.
- ¶ 17 Use – now ¶ 14
- ¶ 18 Nuisances and Unlawful Activity – now ¶ 15
- ¶ 19 Property Loss – now ¶ 16
Language revised
- ¶ 20 Right of Access, Signage – now ¶ 17
- ¶ 21 Rules and Regulations – now ¶ 18
- ¶ 22 Default – now ¶ 19
Sections A.1, 2 and 3 – Language revised
- ¶ 23 Destruction of Property – now ¶ 20
- ¶ 24 Mortgagee's Rights – now ¶ 21
- ¶ 25 Disclaimer – now ¶ 22
- ¶ 26 Other Provisions – now ¶ 23
Section G – language revised

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

F49 Owner's Property Disclosure Statement (Lease)

- ¶ 9 Lead-Based Paint – language revised

*** Sentence that includes check box for Additional Pages being attached has been revised.

F50 Seller's Property Disclosure Statement

- ¶ 5 Lead-Based Paint – language revised
- ¶ 12 Other Matters – Section (b) – now section (c)
New section (b) – Drywall language
Section (c) – now section (d)
Section (d) – now section (e)
Section (e) – now section (f)
Section (f) – now section (g)
Section (g) – now section (h)
Section (h) – now section (i)
Section (i) – now section (j)
Section (j) – now section (k)
Section (k) – now section (l)

*** Sentence that includes check box for Additional Pages being attached has been revised.

F51 Seller's Property Disclosure Statement (New Construction)

*** Sentence that includes check box for Additional Pages being attached has been revised.

F52 Seller's Property Disclosure Statement (Condominium)

- ¶ 11 Other Matters – Section (b) – now section (c)
New section (b) – Drywall language
Section (c) – now section (d)
Section (d) – now section (e)
Section (e) – now section (f)
Section (f) – now section (g)
Section (g) – now section (h)
Section (h) – now section (i)

- ¶ 13 Lead-Based Paint – language revised

*** Sentence that includes check box for Additional Pages being attached has been revised.

F53 Seller's Property Disclosure Statement (Lot/Land)

*** Sentence that includes check box for Additional Pages being attached has been revised.

F57 Broker's Information Disclosure

*** Sentence that includes check box for Additional Pages being attached has been revised.

NEW FORM F77 Disclosure to Principal of Fees Paid or Received by Broker

F83 Notice to Terminate; Termination and Release Agreement

*** Added Additional Buyer and Seller Signature/Date lines throughout the Agreement.

NEW FORM F86 Agreement to Disburse Trust Funds Prior to Closing

NEW FORM F87 Notice to Terminate Brokerage Engagement Agreement

F100 Amendment to Remove Inspection Contingency

*** Sentence that includes check box for Additional Pages being attached has been revised.

F102 Amendment to Remove Contingency

*** Sentence that includes check box for Additional Pages being attached has been revised.

F105 Amendment to Agreement

*** Sentence that includes check box for Additional Pages being attached has been revised.

F106 Amendment to Brokerage Engagement

*** Sentence that includes check box for Additional Pages being attached has been revised.

F107 Amendment to Address Concerns with Property

*** Sentence that includes check box for Additional Pages being attached has been revised.

F120 Additional Page

*** Deleted wording "purchase and sale of that certain" out of the first paragraph.

F126 Buyer's Authorization to Make Repairs and/or Improvements Prior to Closing Amendment

*** Sentences that includes check box for Additional Pages being attached has been revised.

F127 Condominium Legal Description Exhibit

*** Condominium Legal Description – New Legal description paragraph (includes sections for A, B and C)

F130 New Construction Agreement (Cost Plus)

¶ 1 Legal Description – New universal Legal Description paragraph

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

*** Time Limit/Acceptance box has been deleted at replaced with the new "Time Limit of the Offer" language.

F131 New Construction Agreement (Stipulated Sum)

¶ 1 Legal Description – New universal Legal Description paragraph

*** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

*** Time Limit/Acceptance box has been deleted at replaced with the new "Time Limit of the Offer" language.

F139 Temporary Occupancy Agreement for Buyer Prior to Closing

*** Added sentence "Additional Special Stipulations are or are not attached"

F140 Temporary Occupancy Agreement for Seller After Closing

*** Added sentence "Additional Special Stipulations are or are not attached"

F142 Confidentiality Agreement

*** Time Limit/Acceptance box has been deleted at replaced with the new "Time Limit of the Offer" language.

CF1 Commercial Exclusive Seller Listing Agreement

¶ 2 Legal Description – New universal Legal Description paragraph

¶ 4 Independent Contractor Relationship – now ¶ 16

¶ 5 Broker's Duties to Seller – now ¶ 4

¶ 6 Seller's Duties – now ¶ 5

¶ 7 Marketing – now ¶ 6

¶ 8 Retainer Fee – now ¶ 7

¶ 9 Commission – now ¶ 8

¶ 10 Limits on Broker's Authority and Responsibility – now ¶ 9

¶ 11 Extension – now ¶ 17

¶ 12 Disclosures – now ¶ 10

¶ 13 Disclosure of Potentially Fraudulent Activities – now ¶ 11

¶ 14 Broker's Policy on Agency – now ¶ 12

CF1 (Continued)

- ¶ 15 Dual Agency Disclosure – now ¶ 13
- ¶ 16 Designated Agency Disclosure – now ¶ 14
- ¶ 17 Early Termination – now ¶ 15
- ¶ 18 Entire Agreement – now ¶ 20
- ¶ 20 No Imputed Knowledge – now ¶ 18
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF2 Commercial Purchase and Sale Agreement

- ¶ 2 Legal Description – New universal Legal Description paragraph
- ¶ 20 Exhibits and Addenda – added 2 additional checkboxes for “Other”
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.
- *** Time Limit/Acceptance box has been deleted at replaced with the new “Time Limit of the Offer” language.

CF7 Commercial Open Listing Agreement (For Leases)

- ¶ 2 Legal Description – New universal Legal Description paragraph
- ¶ 4 Limits on Broker’s Authority and Responsibility – now ¶ 7
- ¶ 5 Independent Contractor Relationship – now ¶ 12
- ¶ 6 Early Termination – now ¶ 11
- ¶ 7 Marketing – now ¶ 4
- ¶ 8 Sale of Property – now ¶ 5
- ¶ 9 Commission – now ¶ 6
- ¶ 10 Limits on Owner Responsibilities – now ¶ 13
- ¶ 11 Condition of Property – now ¶ 14
- ¶ 12 Required State Law Disclosures – now ¶ 15
- ¶ 13 Broker’s Policy on Agency – now ¶ 8
- ¶ 14 Dual Agency Disclosure – now ¶ 9
- ¶ 15 Designated Agency Disclosure – now ¶ 10
- ¶ 20 Entire Agreement – now ¶ 21
- ¶ 21 Governing Law – now ¶ 20
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF8 Commercial Exclusive Leasing/Management Agreement

- *** Legal Description – New universal Legal Description paragraph
- ¶ 3 Compensation – now ¶ 4
- ¶ 4 Charges – now ¶ 3
- ¶ 5 Independent Contractor Relationship – now ¶ 14
- ¶ 9 Receipt and Payment of Funds – now ¶ 5
- ¶ 10 Emergency Repairs – now ¶ 15
- ¶ 11 Limits on Broker’s Authority and Responsibility – now ¶ 9
- ¶ 12 Condition of Property – now ¶ 16
- ¶ 13 Required State Law Disclosures – now ¶ 10
- ¶ 14 Broker’s Policy on Agency – now ¶ 11
- ¶ 15 Dual Agency Disclosure – now ¶ 12
- ¶ 16 Designated Agency Disclosure – now ¶ 13
- ¶ 17 Assignment – now ¶ 18
- ¶ 18 Time of Essence – now ¶ 19
- ¶ 19 Disclaimer – now ¶ 17
- ¶ 23 Responsibility to Cooperate – now ¶ 25
- ¶ 24 Governing Law – now ¶ 23
- ¶ 25 Entire Agreement – now ¶ 24
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF9 Commercial Lease Agreement (Single-Tenant Facilities)

- *** First paragraph – language revised
- *** Legal Description – New universal Legal Description paragraph
- ¶ 19 Alteration and Improvements – now ¶ 20
- ¶ 20 Destruction of Property – now ¶ 19
- ¶ 23 Condemnation – now ¶ 24
- ¶ 24 Disclaimer – now ¶ 25
- ¶ 25 Other Provisions – now ¶ 26
- ¶ 26 Sale of Property to Tenant – now ¶ 23
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF10 Commercial Lease Agreement (Multi-Tenant Facilities)

- *** First paragraph – language revised
- *** Legal Description – New universal Legal Description paragraph
- ¶ 7 Utilities – now ¶ 9
- ¶ 9 Renewal Term – now ¶ 10
- ¶ 10 Sublet and Assignment – now ¶ 11
- ¶ 11 Right of Access, Signage – now ¶ 12
- ¶ 12 Use – now ¶ 13
- ¶ 13 Agency and Brokerage – now ¶ 14
- ¶ 14 Default – now ¶ 15
- ¶ 15 Rules and Regulations – now ¶ 16
- ¶ 16 Abandonment – now ¶ 17
- ¶ 17 Estoppel Certificate – now ¶ 18
- ¶ 18 Property Loss – now ¶ 19
- ¶ 19 Alteration and Improvements – now ¶ 21
- ¶ 21 Insurance – now ¶ 22
- ¶ 22 Taxes – now ¶ 23
- ¶ 23 Common Area Costs – now ¶ 7
- ¶ 24 Condemnation – now ¶ 25
- ¶ 25 Disclaimer – now ¶ 26
- ¶ 26 Other Provisions – now ¶ 27
- ¶ 27 Sale of Property to Tenant – now ¶ 24
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF11 Commercial Lease Agreement Amendment

- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF12 Commercial Sublease Agreement

- ¶ 8 Inspection – now ¶ 9
- ¶ 9 Renewal Term – now ¶ 10
- ¶ 10 Sublet and Assignment – now ¶ 11
- ¶ 11 Default – now ¶ 12
- ¶ 12 Estoppel Certificate – now ¶ 13
- ¶ 13 Destruction of Property – now ¶ 14
- ¶ 14 Insurance – now ¶ 8
- ¶ 16 Agency and Brokerage – now ¶ 17
- ¶ 17 Other Provisions – now ¶ 18
- ¶ 18 Sale of Subleased Premises to Subtenant – now ¶ 19
- ¶ 19 Consent of Landlord – now ¶ 16
- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF14 Commercial Lease Guaranty

- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF16 Commercial Lease Commission Assumption Agreement

- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF18 Commercial Letter of Intent (For Purchase of Property)

- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CF19 Commercial Letter of Intent (For Lease of Property)

- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CO1 Independent Contractor Agreement

- *** Sentence that includes check box for Additional Special Stipulations being attached has been revised.

CO3 Agreement Between Licensee, Georgia Broker, and Out-of-State Broker

- *** Added sentence “Additional Special Stipulations are or are not attached”

CO8 Agreement Between Georgia Broker and Out-of-State Broker

- *** Legal Description – New universal Legal Description paragraph
- *** Added sentence “Additional Special Stipulations are or are not attached”

CO9 Agreement Between Georgia Broker and Out-of-State Broker

*** Added sentence "Additional Special Stipulations are or are not attached"

CO11 Referral Authorization

*** Language revised (throughout entire agreement)

NEW FORM CO12 Agreement Between New Broker and Former Broker of a Transferring Licensee

Special Stipulations – NO CHANGES