

Summit View

Property Report

This property report contains important information regarding responsibilities associated with future development of this property. The following information has been obtained from sources deemed reliable. No representation or guarantee to the accuracy thereof is made and such information is subject to change without notice.

The parcel(s) being purchased by me/us through **SV Acquisitions, LLC** is/are Lot(s)_____. _____ in the subdivision known as **Summit View**, located in **Habersham County, Georgia**.

Covenants: Purchaser acknowledges they have received a copy of the protective covenants (CCR's) for Summit View and understands all items contained within.

Plat: Purchaser acknowledges he/she has received a copy of the survey for Summit View and is fully aware and understands of all the items on the survey.

Easements: Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utilities.

Electricity: Electric service is to be provided by Habersham EMC, 6135 State Hwy 115 West, Clarkesville, GA 30523 phone (706) 754-2114. Purchaser understands there will be connection deposit (deposit based on customer's credit).

Gas: Propane tanks must be buried so they are not visibly seen. Contact Ferrellgas Cornelia for installation, 127 Wally World Drive, Cornelia, GA 30531, phone (706) 335-3499.

Internet and Phone: Provided by Windstream, phone (866)445-8084.

Waste Water: Purchaser understands that municipal sewage service is not available and that a sewage system will be purchaser's responsibility as a landowner. Septic permits may be obtained from Habersham Environmental Health Department, (706) 776-7659. Septic systems cost an estimated \$5,000-\$15,000.

Well Water: Individual wells are required on all lots. Contact Sam Davis Well Drilling, P.O. Box 206, Wiley, GA 30581, and phone (706) 782-3782. The estimated average depth of each well shall be between 400 and 600 feet. The existing well on lot 16 was drilled to a depth of 527 feet deep and it yields 9 gallons per minute.

Building permits: May be obtained from David Turpin, Building Permit Department, 130 Jacob's Way, Suite 104, Clarkesville, GA 30523, (706) 839-0140.

Impact Fee: A \$2,000 impact fee is owed to the Summit View POA before each property owner may begin to build.

Gate Clicker: Each property owner will receive one gate clicker to open the front gate. This gate clicker will be given to you once you close.

Taxes: The current tax rate for Habersham County is \$0.026923 of 40 percent of appraisal valuation. i.e.) $\$50,000 \times .40 \times 0.026923 = \538.46 year.

Roads: Purchaser understands that the roads in the subdivision will be private and these private roads shall be maintained by the "Summit View Property Owners Association" fund.

Setbacks: Setbacks are 35 feet from front, 15 feet from side and 15 feet from rear unless noted on the final plat.

Improvements: Summit View is sold 'AS IS' with no intentions of improvements to any section of the development.

IRA: When purchasing land using an IRA, the real estate owned by your IRA must be strictly for investment purposes. You cannot live on it or use it in any way.

The following people currently hold these positions in Habersham County:

Tax Assessor	Joan Church	(706) 839-0100
Utilities Service	Habersham EMC	(706) 754-2114
Building Inspector	David Turpin	(706) 839-0140
E911 Addressing		(706) 839-0140
Health Department	Septic Permit	(706) 776-7659

Approximate Bank Financing Rates and Fees**

Bank Name _____

Current Interest Rate _____ % Loan Term: _____ LTV _____ %

Estimation of closing costs to be \$ _____

Estimated amount of down payment needed to close will be at least **25 to 30%** \$ _____
_____/_____
INITIAL HERE

**Customer understands term and rates are subject to change at any time at the discretion of the lending institution. The financing is provided as a service to the Summit View customers and changes in financing will not invalidate the agreement to purchase. Please Note: Each lending institution's credit approval is based on a points system. The more information and assets that you show on your credit application, the higher your score will be; i.e., stocks, moneys in banks, CDs, etc. Please take a few minutes to completely fill out the credit application in the areas indicated. Your credit application will be processed immediately and approval status is usually received in three to five business days. To receive the best financing, a customer must have excellent credit and low debt.

Closing Attorney:

Lance Law Firm, LLC
57 Sears Way
Blairsville, GA 30512
Phone (706) 835-1212

Closing Coordinator:

Jessica Webber
Office: 865-777-1170
Fax: 865-966-9377
Email: jessica@lakewoodcapitalgroup.com

I/We acknowledge that no right of rescission period exists in regards to the purchase of this property and further acknowledge that no representation, oral or written, has been made or implied to the contrary. _____/_____
INITIAL HERE

Purchaser understands that **TIME IS OF THE ESSENCE** in closing this transaction. In the event that this transaction is closed by mail, purchaser agrees to return all closing paperwork in a timely fashion (**48 hours or less**).

Purchaser acknowledges that the future value of the land is uncertain and the grantor makes no guarantees expressed or implied as to the future value of any lot in Summit View.

Purchaser _____ Date

Purchaser _____ Date