



CONDOMINIUM RESALE PURCHASE AND SALE
EXHIBIT “_____”
(not to be used on initial sale of unit)



2025 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain
Property known as: 250 PHARR RD NE # 412, ATLANTA, Georgia 30305.

- 1. Legal Description.** The full legal description of the Property is:
Unit # 412 of Eclipse Condominium (“Condominium”), located
in Land Lot 99 of the 17 District of the Fulton County County, Georgia, together with its percentage
interest in the common elements of the Condominium, and any limited common elements assigned to the unit (“Unit”). The Condominium
was created by the Declaration of Condominium for any Condominium (“Declaration”), recorded in Deed Book 47632, Page
632, et seq. of the above county records (“Declaration”), and shown on the plat of survey filed in Condominium Plat Book
16, Page 262, of the land records of the above county, and on the floor plans filed in Condominium Floor Plan Book
29, Page 539, of the above county.
- 2. Common Expense Assessments.** Seller shall pay his or her share of assessments and other common expenses assessed against and
owing on Unit, as provided for in the Declaration. Such assessments and other common expenses shall be prorated through the date of
the closing. Buyer shall pay all common expenses assessed against and owing on the Unit after the date of closing in accordance with
the terms and provisions of the Declaration.
- 3. Common Elements Sold “As-Is.”** Since the seller of a condominium Unit cannot normally repair and/or replace defects in the common
elements of the condominium, the common elements of the Condominium, including any limited common elements assigned to Unit in the
Declaration, are being sold “as is” with all faults including but not limited to lead-based paint, lead-based paint hazards and damage from
termites and other wood-destroying organisms. Seller shall have no obligation to make repairs to the common elements of the
Condominium. Buyer acknowledges that Buyer has evaluated the condition of the common elements of the Condominium prior to entering
into this Agreement. The term “Unit” as used in this Inspections Paragraph (notwithstanding and other definition of “Unit” contained in the
Agreement to the contrary) shall mean the Unit excluding the common elements and any limited common elements assigned to Unit in the
Declaration.

Buyer's Initials: _____

Seller's Initials: LT CL
2eb1375 14839fd