

SELLER: GEORGIA RESIDENTIAL PARTNERS, LLC. _____ (Seal)
 BUYER: Ngoc Diep Phuc Nguyen _____ (Seal)

13. IN WITNESS WHEREOF, all of the parties hereto affixes their hands and seals this 26TH day of MARCH 2009.

12. Special Stipulations: The following stipulations, if in conflict with any of the preceding shall control:
- REPAIRS AND UPGRADES SHALL BE PERFORMED BY PROSERVE HOME SOLUTIONS PER THE ATTACHED ESTIMATE OF WORK
 - SELLER SHALL CONTRIBUTE \$2,000 TOWARDS BUYERS CLOSING COSTS.
 - SELLER DOES NOT MAKE ANY REPRESENTATIONS ON VALUE OF PROPERTY OR BUYERS ABILITY TO REFINANCE INTO CONVENTIONAL FINANCING.
 - UPON SIGNING CONTRACT, BUYER SHALL SEND BALANCE OF EARNEST MONEY TO Charles R. Burditt, LLC Attorney at Law TO HOLD IN ESCROW