

BANK OF NORTH GEORGIA

REO AUCTION PURCHASE AND SALE ADDENDUM

This Addendum is made a part of, and incorporated into that Purchase and Sale Agreement, Contract of Sale or other Agreement dated the ____ day of December, 2008, (the "Contract") between **Bank of North Georgia, a Georgia banking association** ("Seller"), and _____ ("Purchaser") for the property, its improvements and appurtenances located at the following address or legal description: As shown in Exhibit A attached hereto and made a part hereof by reference **the** ("Property").

The Seller agrees to sell, and the Purchaser(s) agree(s) to buy, the above-referenced property, and the parties further agree that:

IF ANY PROVISION OF THIS REO PURCHASE AND SALE ADDENDUM ("Addendum") CONFLICTS IN WHOLE OR IN PART WITH OTHER TERMS OF THE CONTRACT, THE PROVISION OF THIS ADDENDUM SHALL PREVAIL AND CONTROL.

OTHER THAN THE SPECIFIC ITEMS SET OUT IN THIS ADDENDUM, SELLER MAKES NO WARRANTIES OR REPRESENTATIONS, WHETHER EXPRESS OR IMPLIED, IN REGARD TO THE PROPERTY. THE PROPERTY IS BEING CONVEYED "AS IS, WHERE IS" WITH ALL FAULTS.

PURCHASER AGREES TO ACCEPT THE PROPERTY WITH ALL DEFECTS AND FAULTS PRESENTLY EXISTING OR ARISING IN THE FUTURE, WHETHER LATENT OR PATENT. NO WARRANTIES OR REPRESENTATIONS ARE MADE REGARDING ANY INSPECTIONS OR REPAIRS MADE BY SELLER.

THE PURCHASER ACKNOWLEDGES THAT SELLER HEREUNDER AS A LENDER WHICH OBTAINED THE PROPERTY THROUGH FORECLOSURE OR A DEED IN LIEU OF FORECLOSURE IS NOT A BUILDER, AND HAS LITTLE, IF ANY, KNOWLEDGE OF THE PROPERTY'S CONDITION.

PURCHASER ACKNOWLEDGES THAT PURCHASER HAS EXAMINED THE PROPERTY AND RELIES SOLELY ON PURCHASER'S OWN JUDGMENT IN EXECUTING THIS AGREEMENT AND THAT PURCHASER HAS NOT RELIED ON ANY STATEMENT OR INDUCEMENT BY SELLER, OTHER THAN THOSE CONTAINED IN THIS AGREEMENT.

Any real estate tax or Homeowner's Association proration at closing shall constitute the final settlement between the parties for such items.

Closing will be conducted with the following attorneys:

Properties 101-129:
Dickenson & Gilroy, LLC
3780 Mansell Rd, Suite 140
Alpharetta, GA 30022
Contact: Deborah Bailey
Phone: 770-518-5515
Fax: 770-518-5516

Properties 201-221:
John K. Gallagher, PC
3700 Mansell Rd, Suite 175
Alpharetta, GA 30022
Contact: John K. Gallagher
Phone: 770-346-9722
Fax: 770-346-9711

Properties 301-338:
Hartley, Rowe & Fowler, PC
6822 East Broad St.
Douglasville, GA 30134
Contact: Maurine Fox
Phone: 770-920-2000
Fax: 770-920-9119

PURCHASER:

**SELLER:
BANK OF NORTH GEORGIA**

By: _____
Phone: _____ Fax: _____

Address: _____

By: _____
Phone: _____ Fax: _____

Address: _____
