

Exhibit " B "

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: Lanice Anderson
 Buyer Name(s)

From: Keller Williams Realty Augusta Partners

Date: _____

Property: 4136 Buffalo Trail Evans GA 30809

This is to give you notice that Keller Williams Realty Augusta Partners ("Keller Williams") have a business relationship with O'Kelley & Sorohan, Attorneys at Law, LLC ("Settlement Agent") and Pinnacle Partners Consulting, LLC ("Insurance Company"), (collectively "the Affiliates"). Georgia Partners Title Agency, LLC is owned 50% by ABC Title Partners, LLC and 50% by O'Kelley & Sorohan, Attorneys at Law, LLC, and Georgia Home & Auto, LLC is owned 60% by Keller Williams Realty Augusta Partners and 40% by Pinnacle Partners Consulting, LLC. Because of these relationships, this referral and subsequent referrals between these parties may provide Keller Williams Realty Augusta Partners, ABC Title Partners, LLC, O'Kelley & Sorohan, Attorneys at Law, LLC, Pinnacle Partners Consulting, LLC, and their owners and employees a financial or other benefit.

Set forth below is the estimated charge or range of charges for each settlement service listed. You are NOT required to use the listed providers as a condition for purchase or sale of the subject property or settlement of your loan. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

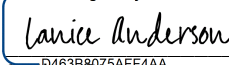
Service Provider	Service Provided	Charge or Range of Charges
Georgia Home & Auto, LLC	Homeowner's Insurance	\$150-\$10,000 annual premium, depending on product and associated risk assessments (e.g.: age of home, credit score, past claims of insured, etc.)
Georgia Partners Title Agency, LLC	Title - Title Examination Fee	\$225 -residential only
	Title - Closing Protection Letter Fee	\$50 - residential only
	Title - Lender's Title Insurance	\$2.50-3.40 per \$1000 of coverage, based on underwriter and total amount of coverage (minimum \$200) - residential only
	Title - Owner's Title Insurance	\$2.50-\$5.65 per \$1000 of coverage, based on underwriter, type and total amount of coverage (minimum \$200) - residential only
O'Kelley & Sorohan, Attorneys at Law, LLC	Title - Settlement Fee	\$875 - residential only
	Title - Post-Closing Fee	\$75 - residential only

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Keller Williams Realty Augusta Partners are referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

 Buyer Signature

 Buyer Signature

DocuSigned by:

 6/8/2025 | 07:14 PDT
 Seller Signature

 Seller Signature

This is a required Disclosure for Keller Williams Realty Augusta Partners

This is to give notice that some owners and agents of Keller Williams Realty Augusta Partners have a business relationship which may have financial or other benefits such as an advertising agreement with certain providers of services related to your sale, purchase, or leasing of real estate.

Consumers and prospective Consumers are not required to utilize these Service Providers.

The names of the Service Providers and nature of the relationship are set forth below:

1. **Georgia Home & Auto, LLC (Insurance Service Provider)** - This Service Provider offers quotes from 15+ national insurance carriers such as Travelers, MetLife, Chubb, Progressive for coverage options for insurance services. Some owners and agents may have a common financial interest in this Service Provider.
2. **Atlantic Bay Mortgage Group and David L Huguenin, PC** - This is to give you notice that Keller Williams Realty Augusta Partners ("Broker") has a business relationship with Atlantic Bay Mortgage Group ("Lender") and David L Huguenin, PC ("Settlement Agent"). Broker has agreed to provide specific marketing services to advertise the settlement services provided by Lender and Settlement Agent. Broker is compensated for its performance of each specific marketing service. Broker receives compensation for these services only when they are preformed and payment is not contingent upon the referral of business. Broker receives payment from this arrangement whether or not you choose to use the service of Lender or Settlement Agent. All marketing materials and information about Lender or Settlement Agent, provided by Broker should be understood to be advertising paid for by Lender or Settlement Agent and in no way construed as an endorsement of Lender or Settlement Agent's products or services.
3. **2-10 Home Buyers Warranty** - A home warranty provided by 2-10 Home Buyers Warranty may be presented to the Consumer or prospective Consumer by Broker in connection with your real estate transaction. You are not required to buy a home warranty and, if you want one, you are not required to buy it through the Broker or from 2-10 Home Buyers Warranty. Home warranty products range from \$400.00 - \$960.00+ based on Consumer's choice of product level, home size, and type.

The Consumers (Buyers, Sellers, Landlords, and Tenants) are NOT required to use the above referenced Service Providers as a condition of settlement of the loan on a subject property, or the purchase, sale, lease of a subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. (Keller Williams Realty Augusta Partners believes the named Service Providers charges would be competitive with charges of other providers of the same services). Information such as contact numbers, email addresses, and/or property addresses may be shared with the previously named affiliates. In some instances, listed properties for sale may have additional signage for advertising potential mortgage financing. Sellers/Landlords and Buyers/Tenants hereby acknowledge their receipt and understanding of the foregoing disclosure.

Buyer Signature

DocuSigned by:
Lanice Anderson 6/8/2025 | 07:14 PDT
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Seller Signature

Buyer Signature

Seller Signature

DocuSigned by:
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Agent