

SELLER'S REAL PROPERTY DISCLOSURE STATEMENT

TO BE COMPLETED BY SELLER AT TIME OF LISTING.

NOTICE TO BUYER AND SELLER: IN FLORIDA, A SELLER IS OBLIGATED BY LAW TO DISCLOSE TO A BUYER ALL KNOWN FACTS THAT MATERIALLY AFFECT THE VALUE OF THE PROPERTY BEING SOLD AND THAT ARE NOT READILY OBSERVABLE. THIS DISCLOSURE STATEMENT IS DESIGNED TO ASSIST SELLER IN COMPLYING WITH THE DISCLOSURE REQUIREMENTS UNDER FLORIDA LAW AND TO ASSIST THE BUYER IN EVALUATING THE PROPERTY BEING CONSIDERED. THIS IS A DISCLOSURE OF THE SELLER'S KNOWLEDGE CONCERNING THE CONDITION OF THE REAL PROPERTY LOCATED AT ABOVE ADDRESS AS OF THE DATE SIGNED. THIS IS NOT A WARRANTY OF ANY KIND BY THE SELLER, AND IT IS NOT A WARRANTY OR REPRESENTATION OF ANY KIND BY ANY REAL ESTATE LICENSEE IN THIS TRANSACTION. THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN. THIS DISCLOSURE IS BASED ONLY UPON SELLER'S KNOWLEDGE OF THE PROPERTY CONDITION. THIS DISCLOSURE IS NOT INTENDED TO BE A PART OF ANY CONTRACT FOR SALE AND PURCHASE. ALL PARTIES MAY REFER TO THIS INFORMATION WHEN THEY EVALUATE, MARKET, OR PRESENT SELLER'S PROPERTY TO PROSPECTIVE BUYERS. THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEES.

GENERAL INFORMATION:

Seller(s) Name(s): _____

Property Address: _____

Year Built: _____ Date Seller purchased Property: _____

___ No ___ Yes Is Seller a U.S. Citizen? If No, will FIRPTA withholding apply? ___ No ___ Yes

___ No ___ Yes Has Seller occupied the property? The Property is currently ___ Vacant ___ Occupied

___ No ___ Yes Does the Property currently have a Homestead Tax Exemption? If Yes, for what Year? _____

___ No ___ Yes Is the Property currently leased? Termination date of lease: _____

1. CLAIMS & ASSESSMENTS

___ No ___ Yes Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? If Yes, please explain: _____

___ No ___ Yes Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? If Yes, please explain: _____

2. DEED / HOMEOWNERS ASSOCIATION RESTRICTIONS

___ No ___ Yes Are you aware of any deed or homeowner restrictions?

___ No ___ Yes Are you aware of any proposed changes to any of the restrictions?

___ No ___ Yes Are you aware of any resale restrictions?

___ No ___ Yes Are you aware of any restrictions on leasing the **property**?

If any answer to above questions is Yes, please explain: _____

___ No ___ Yes Are access roads private? If Yes, describe the terms and conditions of the maintenance agreement: _____

___ No ___ Yes If there is a homeowner association, is membership mandatory?

___ No ___ Yes Are fees charged by the homeowner association? If Yes, please explain: _____

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3. PROPERTY-RELATED ITEMS

No Yes Are you aware if you have ever had the property surveyed? If Yes, what was the date? _____

No Yes Are you aware if the property was surveyed, did you receive an elevation certificate? Date: _____

No Yes Are you aware of any portion of the property that is fenced? If Yes, please explain: _____

No Yes Are you aware of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? If Yes, please explain: _____

4. THE LAND:

No Yes Are you aware of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties?

No Yes Are you aware of any sinkhole insurance claim that has been made on subject property?

No Yes If claim on sinkhole insurance made, was claim paid?

No Yes If claim paid, was the full amount of the insurance proceeds used to repair the sinkhole damage?

No Yes Are you aware of any past or present drainage or flood problems affecting the property or adjacent properties?

No Yes Are you aware of any past or present problems with driveways, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements?

If any answer to above questions is Yes, please explain: _____

5. ENVIRONMENT:

No Yes Was the property built before 1978?

No Yes Are you aware of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? If Yes, please explain: _____

No Yes Are you aware of any damage to the structures located on the property due to any of the substances, materials or products listed above? If Yes, please explain: _____

No Yes Are you aware of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? If Yes, please explain: _____

No Yes Are you aware of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed above? If Yes, please explain: _____

No Yes Are you aware of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? If Yes, please explain: _____

No Yes Are you aware of wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? If Yes, please explain: _____

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6. ZONING:

- No Yes Are you aware of the zoning classification of the property? If yes, what _____
- No Yes Are you aware of any zoning violations or nonconforming uses?
- No Yes Are you aware if the property is zoned for its current use?
- No Yes Are you aware of any zoning restrictions affecting additions, improvements or replacement of the property?
- No Yes Are you aware if there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property?
- No Yes Are you aware of any restrictions other than association and flood area requirements affecting improvements or replacement of the property?

If any answer to above questions is Yes, please explain: _____

7. FLOOD:

- No Yes Are you aware if any portion of the property is in a special flood hazard area?
- No Yes Are you aware does the property require flood insurance?
- No Yes Are you aware whether any improvements including additions, are located below the base flood elevation?
- No Yes Are you aware whether such improvements have been constructed in violation of applicable local flood guidelines?
- No Yes Are you aware if any portion of the property is seaward of the coastal construction control line?

If any answer to above questions is Yes, please explain: _____

8. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

- No Yes Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property by them?
If Yes, please explain: _____
- No Yes Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism?
Date of inspection _____ If so, what was the outcome of the inspection? _____
- No Yes Has the property been treated for termites, dry rot, pest or wood destroying organisms?
Date and type of treatment _____ Company name: _____

9. STRUCTURE-RELATED ITEMS:

- No Yes Are you aware of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the property?
- No Yes Are you aware of any structural condition or, in the case of a homeowner association, any condition in the common elements that materially affects the value of the property?
- No Yes Are you aware of any improvements or additions to the property, whether by you or by others, that have been constructed in violation of building codes or without necessary permits?
- No Yes Are you aware of any active permits on the property which have not been closed by a final inspection?

If any answer to above questions is Yes, please explain: _____

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10. ROOF-RELATED ITEMS:

- No Yes Are you aware of any roof or overhang defects?
- No Yes Are you aware if the roof has leaked since you owned the property?
- No Yes Are you aware if anything was done to correct the leaks?
- No Yes Are you aware if the roof has been replaced? If yes, when: _____
- No Yes Are you aware if there is a warranty on the roof? If yes, is it transferable? No Yes
- No Yes Are you aware if the roof been inspected within the last twelve months?

If any answer to above questions is Yes, please explain: _____

11. PLUMBING-RELATED ITEMS:

Public Private Well Other Source - What is your drinking water source? If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____

No Yes Do you have a water conditioning system? If yes, type: _____ Owned Leased
 \$ _____ What is the balance owed on the system?

Septic Sewer Do you have a sewer or septic system? If septic system describe the location of each system: _____

No Yes Are you aware of any septic tanks or wells on the property which are not currently being used?
 If Yes, please explain: _____

No Yes Are you aware of any plumbing leaks since you have owned the property? If Yes, please explain: _____

No Yes Are you aware of any conditions that materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? If Yes, please explain: _____

12. POOLS/HOT TUBS/SPAS:

- No Yes Does the property have a swimming pool?
- No Yes Does the property have a Hot tub?
- No Yes Does the property have a Spa?
- No Yes If you answered yes to any of the above, was the certificate of completion received after Oct. 1, 2000
 - No Yes For the pool?
 - No Yes For the spa?
 - No Yes For the hot tub?

Check the pool safety features (as defined by Section 515.27, Florida Statutes) your swimming pool, hot tub or spa has:

- Enclosure that meets the pool barrier requirements
- Approved safety pool cover
- Required door and window exit alarms
- Required door locks
- None

No Yes Are you aware of any conditions regarding these items that materially affect value of the property?
 If Yes, please explain: _____

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13. MAJOR APPLIANCES:

Indicate existing equipment:

Range Oven Microwave Dishwasher Garbage Disposal Trash Compactor
 Washer Dryer Refrigerator Freezer Other: _____

No Yes Are any of these appliances leased?

No Yes Are any of these gas appliances?

Owned Leased Is the water heater?

Electric Gas Is the water heater?

No Yes Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? If Yes, please explain: _____

14. ELECTRICAL SYSTEM:

No Yes Are you aware of any damaged or malfunctioning switches, receptacles, or wiring? If Yes, please explain: _____

No Yes Are you aware of any conditions that materially affect value or operating capacity of electrical system? If Yes, please explain: _____

15. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

Air conditioning: Central Window/Wall Number of units

Heating: Electric Fuel Oil Gas Other

Solar Heating: Owned Leased

No Yes Wood-burning stove?

No Yes Fireplace? Describe fireplace equipment: _____

No Yes Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the property? If Yes, please explain: _____

16. OTHER EQUIPMENT:

Indicate existing equipment:

No Yes Security System? Leased Owned

No Yes Connected to Central Monitor? Monthly Fee \$ _____

No Yes Smoke Detectors? Number of smoke detectors? _____

No Yes Lawn Sprinkler System? What is sprinkler water source? _____

No Yes If well is source, is there an iron filter?

No Yes Is there a timer?

No Yes Is the timer automatic?

No Yes Garage door openers? Number of transmitters? _____

No Yes Humidistat?

No Yes Humidifier?

No Yes Electric air filters?

No Yes Vent fans?

No Yes Paddle fans? Number of paddle fans? _____

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17. OTHER MATTERS:

___ No ___ Yes Is there anything else that materially affects the value of the property?

If yes, please explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. **SELLER DOES NOT INTEND FOR THIS DISCLOSURE STATEMENT TO BE A WARRANTY OR GUARANTY OF ANY KIND.** Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: _____ Date: _____ Seller: _____ Date: _____
(signature) (print) (signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. **THIS DISCLOSURE FORM IS NOT A WARRANTY OF ANY KIND.** The information contained in the disclosure is limited to information to which the Seller has knowledge. It is NOT INTENDED TO BE A SUBSTITUTE FOR ANY INSPECTIONS OR PROFESSIONAL ADVICE the Buyer may wish to obtain. AN INDEPENDENT PROFESSIONAL INSPECTION IS ENCOURAGED AND MAY BE HELPFUL TO VERIFY THE CONDITION OF THE PROPERTY AND TO DETERMINE THE COST OF REPAIRS, IF ANY. Buyer understands these representations are not made by any real estate licensee. Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ Date: _____ Buyer: _____ Date: _____
(signature) (print) (signature) (print)

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