



SELLER'S PROPERTY DISCLOSURE

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NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



NOTICE TO SELLER

In Florida a seller of residential property is obligated to disclose to a buyer all facts known to a seller that materially and adversely affect the value of the Property being sold which are not readily observable by a buyer. This Disclosure is designed to assist a seller in complying with the disclosure requirements under Florida law and to assist a buyer in evaluating the Property described below ("the Property"). All parties, including the listing real estate Broker(s) and cooperating Broker(s), may wish to refer to this information when they evaluate, market or present the Property to prospective buyers.

NOTICE TO BUYER

This Disclosure is not a warranty by SELLER or a representation of any kind by any REALTOR to this transaction and is not considered a substitute for inspections or warranties a buyer may wish to obtain. This Disclosure is based only upon SELLER's knowledge of the Property's condition as of the date signed by SELLER.

SELLER Patricia Bodwin

Street Address 207 Monroe Ave.

City Satsuma

State Fla Zip 32185

Year Built: 1946 Date SELLER purchased Property: 1/4 Inherity

Is each individual named above a U.S. Citizen or resident alien?

Yes No

Do you currently occupy the Property?

Yes No

If not, when did you vacate the Property? Never Lived on Property

Is the Property tenant occupied?

Yes No

If yes, is there a written lease?

Yes No

Date lease began _____ Deposit amount \$ _____

Date lease ends _____

Monthly payment due under lease \$ _____

Date payable _____

1. PROPERTY INFORMATION:

The Property has the items checked below, which are installed and, to SELLER's actual knowledge, are in working condition unless otherwise indicated:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Range | Brand: <u>Don't Know</u> |
| <input type="checkbox"/> Oven | Brand: _____ |
| <input type="checkbox"/> Dishwasher | Brand: _____ |
| <input type="checkbox"/> Disposal | Brand: _____ |
| <input type="checkbox"/> Trash Compactor | Brand: _____ |
| <input checked="" type="checkbox"/> Ceiling Fans - Number of fans: <u>1</u> | |
| <input type="checkbox"/> Intercom | |
| <input type="checkbox"/> Audio Visual System Wiring | |
| <input checked="" type="checkbox"/> Light Fixtures | |
| <input type="checkbox"/> Bathroom Mirrors | |
| <input type="checkbox"/> Drapery Hardware | |
| <input type="checkbox"/> All Window Treatments | |
| <input type="checkbox"/> Garage Door Opener(s) and Number of Control(s): | _____ |
| <input type="checkbox"/> Security Gate and other Access Devices | |
| <input type="checkbox"/> Pool Heater | |
| <input type="checkbox"/> Storage Shed | |
| <input type="checkbox"/> Mounted/Installed Speakers | |
| <input type="checkbox"/> TV Antennae/Satellite Dish | <input type="checkbox"/> Owned <input type="checkbox"/> Leased |
| <input type="checkbox"/> Water Softener/Treatment System | <input type="checkbox"/> Owned <input type="checkbox"/> Leased |
| <input type="checkbox"/> Storm Shutters and Panels | |
| <input type="checkbox"/> Spa or Hot Tub with Heater | |
| <input type="checkbox"/> Sauna | |
| <input type="checkbox"/> Built In Grill | <input type="checkbox"/> Gas Supply: <input type="checkbox"/> Utility <input type="checkbox"/> Bottled/Tank |
| <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Full <input type="checkbox"/> Partial |
| <input checked="" type="checkbox"/> Water Heater: | <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar Brand: <u>Don't Know</u> |

- | | |
|--|---|
| <input checked="" type="checkbox"/> Refrigerator | Brand: <u>Don't Know</u> |
| <input type="checkbox"/> Microwave Oven | Brand: _____ |
| <input type="checkbox"/> Washer | Brand: <u>Don't Know</u> |
| <input checked="" type="checkbox"/> Dryer | Brand: <u>Don't Know</u> |
| <input type="checkbox"/> Fireplace | <input type="checkbox"/> Gas Logs <input type="checkbox"/> Wood burning <input type="checkbox"/> Electric |
| <input type="checkbox"/> Smoke Detectors | |
| <input type="checkbox"/> Security System | <input type="checkbox"/> Owned <input type="checkbox"/> Leased |
| <input type="checkbox"/> Window/Wall a/c(s) - Number of units: | _____ |
| <input type="checkbox"/> Built In Generator | |
| <input type="checkbox"/> Wine Cooler | <input type="checkbox"/> Built-in <input type="checkbox"/> Free Standing |
| <input type="checkbox"/> In-ground Pool | |
| <input type="checkbox"/> Above Ground Pool | |
| <input type="checkbox"/> Pool Fence/Barrier | |
| <input type="checkbox"/> Pool Sweep | |
| <input type="checkbox"/> Solar Panels | |
| <input type="checkbox"/> Individual Mail Box | |
| <input type="checkbox"/> Cluster Mail Box and Key - Box Number: | _____ |
| <input type="checkbox"/> Smart Home System(s) consisting of:

_____ | |

2. CLAIMS AND ASSESSMENTS:

- a. Are you aware of any existing, pending or proposed legal or administrative action affecting the Property? Yes No
- b. Are you aware of any existing or proposed municipal or county special assessments affecting the Property? Yes No
- c. Have any local, state or federal authorities notified you that repairs, alterations or corrections to the Property are required? Yes No
- d. Are you aware of any existing, pending or proposed legal action or administrative action affecting homeowners'/condominium association common areas (such as clubhouse, pools, tennis courts, walkways or other areas)? Yes No
- If yes to any of these items, please explain: _____

3. DEED/HOMEOWNERS'/CONDOMINIUM ASSOCIATION RESTRICTIONS:

- a. Are there any deed, homeowners' or condominium restrictions? Yes No
- b. Are there any mandatory homeowners' or condominium associations? Yes No
- If yes, how many? _____

If yes, please see Homeowners' Association/Community Disclosure Addendum or Condominium Rider

Fees are payable to: _____

Payee's address: _____

Payee's phone number: _____

- Homeowners' Association fees and assessments are payable in the amount of \$ _____ per _____
- Master Association fees and assessments are payable in the amount of \$ _____ per _____
- Condominium Association maintenance fees are payable in the amount of \$ _____ per _____
- Condominium Association special assessment fees are payable in the amount of \$ _____ per _____
- fees or assessments are payable in the amount of \$ _____ per _____
- fees or assessments are payable in the amount of \$ _____ per _____
- Association transfer/access fees payable to BUYER \$ _____ per _____
- Association Capital Contribution fee payable to BUYER \$ _____ per _____

- c. Are you aware of any pending special assessment(s)? If yes please explain: _____ Yes No

- d. Are any of your Association fees delinquent? Yes No

- e. Are you aware of any proposed changes to any of the restrictions? Yes No

- f. Are there any resale restrictions? Yes No

- g. Are there any restrictions to leasing the Property? Yes No

- h. Are you aware of any violations of the restrictive covenants affecting the Property including failure to obtain Association approval for improvements or changes to the Property? Yes No

- i. Is the Property part of a Community Development District (CDD)? Yes No

If yes, please see Community Development District Acknowledgment.

4. ENVIRONMENT:

- a. Was the Property built before 1978?

If yes, complete the Lead-Based Paint Disclosure. Yes No

- b. Are there or have there been any substances, materials or products which may be an environmental hazard such as, but not limited to, asbestos, urea formaldehyde, methamphetamine, radon gas, mold, lead-based paint, defective drywall, defective flooring, fuel oil, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the Property? Yes No Unknown

- c. Has there been any clean up, repair or remediation of the Property due to any of the substances, materials or products listed in subsection (b) above? Yes No Unknown

- d. Are there any wetlands, conservation easements/buffers, archeological sites or other environmentally sensitive areas located on the Property active or abandoned? Yes No Unknown

If yes to any of these items, please explain: _____

5. ROADS/LAND USE

- a. Are access roads Public Private? If private, is there a recorded road maintenance agreement? Yes No Unknown

- b. Is the Property zoned for its current use? Yes No Unknown

- c. Are there any restrictions governing reconstruction of the Property following casualty loss or damage (e.g. for oceanfront or historic district properties)? Yes No Unknown

If yes to any of these items, please explain: _____

6. ADDITIONS/REMODELING/INSURANCE CLAIMS

- a. Has there been any structural damage or damage to personal property which may have resulted from casualties including, but not limited to, fire, wind, water, flood, hail or sinkholes? Yes No Unknown
- b. If yes, are you aware if any insurance claims were filed? Yes No
- c. Have you made any additions, structural changes or other alterations to the Property? Yes No
- If yes, did you obtain all necessary permits? Yes No
- Was the permit(s) closed out (finalized)? Yes No Unknown
- d. Was any of the work in violation of any building codes? Yes No Unknown
- e. Were there any additions, structural changes or other alterations made to the Property by any previous owner? Yes No Unknown
- f. Please provide the name of any contractor or individual who constructed any addition or made any structural changes to the Property. _____
- g. Are you aware of any active or open permits on the Property which have not been closed by a final inspection? Yes No

If yes to any of these items, please explain: _____

7. ROOF-RELATED ITEMS

- a. What is the approximate age of the roof? _____ Unknown
- b. Has the roof leaked during your ownership of the Property? Yes No
- If yes, what was done to correct the leak(s)? Don't Know
- c. Has the roof been replaced or repaired during your ownership of the Property? Yes No
- If replaced or repaired, please provide the date, name of contractor _____
- is there a transferrable warranty? Yes No

If yes, please provide a copy of the warranty.

8. POOL/SPA OR HOT TUB

- a. Does the Property have any of the following?
- Pool/Spa Heater Yes No Type: Gas Electric Solar
- Pool Sweep Yes No
- Spa/Hot Tub Yes No Type: Gas Electric
- What is the approximate age of the Pool _____ Spa _____ Hot Tub _____?
- b. Have repairs/replacements ever been made to any item mentioned above? Yes No Unknown
- If yes, please explain _____
- c. What type of pool/spa or hot tub chlorination system do you have? (salt or chlorine) _____
- d. The pool/spa has the following safety features (as defined by Section 515, Florida Statutes):
- Enclosure that meets the pool barrier requirements Approved safety pool cover
- Required door and window exit alarms Required door locks

9. HEATING AND AIR CONDITIONING

Please indicate existing equipment:

- a. Air Conditioning: Central Electric Brand Name: _____ Age Unknown?
- b. Heating: Central Electric Gas Fuel Oil Brand Name: _____ Age _____
- c. If heat pump, type: _____
- d. Air condenser age _____ Air handler age Unknown
- e. Window/Wall Unit (s) _____ Number and location of units included in sale: _____
- f. Solar Heating: Owned Leased
- g. Do you have any fuel storage tanks? Yes No
- If yes, Underground Above ground Both
- h. Are you aware of any malfunction, condensation problem or defect regarding these items or ductwork since you have owned the Property? Yes No
- If yes, explain: _____

10. WATER INTRUSION

- a. Are you aware of any past or present water intrusion, accumulation of water or dampness affecting the Property, including any crawl spaces? Yes No
- If yes, please explain _____
- b. Are you aware of any attempts to control any water or dampness problems, including in any crawl spaces? Yes No

c. Are you aware of any insurance claims filed for water intrusion? If yes, please indicate when _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, has the claim been completely settled with your insurance company?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, was the full amount of the claim proceeds used to repair the water intrusion?	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. SINKHOLES, SETTLING AND SOIL MOVEMENT	
a. Are you aware of any past or present settling, soil movement or sinkhole(s) affecting the Property? If yes, please explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Are you aware of any insurance claims filed for a sinkhole with an insurance company? If yes, has the claim has been completely settled with your homeowner's insurance company? If yes, was the full amount of the claim proceeds used to repair the sinkhole damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
12. WINDOWS/DOORS/LOCKS	
a. Are the windows insulated glass?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
b. Are any windows low "e" filtered windows?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
c. Are there any fogged windows?	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are any windows broken or cracked?	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Do all operable windows open, stay open, close and lock properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Are any screens missing or damaged?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Do all doors operate properly?	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. PLUMBING	
a. Are you aware of any problems with the plumbing system/fixtures?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Are you aware of any polybutylene pipes on the Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
c. Are you aware of any leaks, back-ups, water or sewer/septic tank/problems?	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. What is your drinking water supply source? <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Well on Property <input type="checkbox"/> Shared well	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
e. If your water is from a well, have there ever been repairs/replacements to the well or pump?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
f. Has the well water ever been tested?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
g. Do you have a separate water supply source for irrigation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. If yes, <input type="checkbox"/> Irrigation Meter <input type="checkbox"/> Shallow Well	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
i. What type of sewage system do you have? <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Septic Tank(s) If septic, how many? _____ Locations: <u>Unknown</u> When was the septic tank last pumped? <u>Unknown</u> Age of septic tank if known: _____ Age of drain field if known: <u>Unknown</u>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
j. Number of water heaters? _____ <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Tankless If yes to any of these items, please explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
14. ELECTRICAL SYSTEM	
a. Are you aware of any damaged or malfunctioning switches, receptacles, wiring or any problem with the electrical system/fixtures? If yes, please explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Does the Property have any aluminum wiring?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
15. EXCLUSIONS/LEASED SYSTEMS	
a. Are there any items that are affixed to the Property that are excluded from the sale? If yes, please itemize: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is there any leased equipment included in the sale? If yes, please itemize: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
16. WOOD-DESTROYING ORGANISMS	
a. Are you aware of any past or present infestation or damage to the Property caused by any wood-destroying organisms, including fungi? If yes, please explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the Property currently under service agreement or bond for wood-destroying organisms with a licensed pest control company? If yes, with what company and renewal date? _____ Is the service agreement or bond transferable? If yes, please attach a copy of the service agreement or bond.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Do you know of any wood-destroying organism reports on the Property issued in the past five years? If yes, please explain and attached a copy if available: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

17. FLOOD ZONE/DRAINAGE/BOUNDARIES

- a. Is any portion of the Property in a special flood hazard area for which a lender may require flood insurance? Yes No
If yes, please attach a copy of the flood elevation certificate if available.
- b. Are you aware of any past or present drainage/flood problems affecting the Property? Yes No
 Yes No
- c. Are you aware of any encroachments or boundary line disputes affecting the Property? Yes No
 Yes No
- d. Are you aware of any shared access/driveway, dock, well or other joint use agreements? Yes No
If yes, oral written. If written, please attach a copy.
- e. Are you aware of any easements affecting the Property other than utility easements? Yes No
If yes, please explain:
- f. Do you have a survey map of the Property? Yes No
If yes, please attach a copy.

18. OTHER MATTERS

- a. Does anyone, including any owner's association, have a right of first refusal or an option to buy the Property? Yes No
 Yes No
 Yes No
- b. Are you aware of any existing or threatened legal action affecting you or the Property? Yes No
- c. Does the Property currently have homestead tax exemption for the current year? Yes No
- d. Water/Sewer Provider: _____
Garbage Pick-up Provider: _____
Gas/Fuel oil Provider: _____
Electricity Provider: FIA Power & Light
- e. Is there anything else you feel you should disclose to a prospective buyer that may materially adversely affect the value or desirability of the Property? Yes No
If yes to any of these items, please explain: _____

SELLER represents that the information set forth in this Property Disclosure is accurate and complete to the best of SELLER's knowledge. SELLER does not intend this Disclosure to be a warranty or guaranty of any kind. SELLER hereby authorizes the listing Broker to provide a copy of this Disclosure to prospective buyers of the Property and to real estate brokers and licensees. SELLER shall notify the listing Broker in writing immediately if any information set forth in this Disclosure becomes inaccurate or incorrect.

Patricia Godwin 12-7-19 SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

RECEIPT AND ACKNOWLEDGMENT BY BUYER

BUYER hereby acknowledges receipt of a copy of this Property Disclosure. BUYER is strongly advised to obtain Property inspection(s) as provided for in the Purchase and Sale Agreement. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER acknowledges that this Property Disclosure is not intended as a warranty or guaranty of any kind by SELLER.

BUYER hereby acknowledges that SELLER's representations are made to BUYER based on SELLER's knowledge and, further, that it is BUYER's responsibility to have the Property inspected. The statements in this Disclosure are those of SELLER only. The Brokers and their licensees do not warrant or guarantee the statements contained in this Property Disclosure or the condition of the Property and are not responsible for the condition of the Property. BUYER understands that the Property is being sold in its present condition unless otherwise agreed upon in the Purchase and Sale Agreement and Deposit Receipt.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE