Seller's Property Disclosure - Residential



Notice to Licensee: The Seller should fill out this form.

Notice to Seller: Florida law¹ requires a seller of a home to disclose to the buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 10 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain, it is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Sı	oller makes the following disclosure regarding the property described as: 200 N/	777	<u>∰√᠙</u> (the "	Property")
	ne Property is Klowner occupied	long has	it been sir	ice Selle i
		<u>Yes</u>	<u>No</u>	Don't
1.	 Structures; Systems; Appliances: (a) Are the structures, including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks? (b) Is seawall, if any, and dockage, if any, structurally sound? (c) Are existing major appliances and heating, cooling, mechanical, electrical. 	×		
	security, and sprinkler systems, in working condition; i.e., operating in the manner in which the item was designed to operate? (d) Are any of the appliances leased? If yes, which ones: (e) If any answer to questions 1(a) – 1(c) is no, please explain:	8	P	
2.	(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?		ø(
	 (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? (c) If any answer to questions 2(a) - 2(b) is yes, please explain:	òζ	#	
3.	Water Intrusion; Drainage; Flooding: (a) Has past or present water intrusion affected the Property? (b) Have past or present drainage or flooding problems affected the Property? (c) Is any of the Property located in a special flood hazard area? (d) Is any of the Property located seaward of the coastal construction control line? (e) Does your lender require flood insurance? (f) Do you have an elevation certificate? If yes, please attach a copy. (g) If any answer to questions 3(a) - 3(d) is yes, please explain:	00000		3 00000

¹ Johnson v. Davis, 480 Sq.2d 625 (Fla. 1985).		
Buyer and Sette () acknowledge receipt of a copy of this page, which is Page	e 1 of 4.	Florida Association of REALTORS
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		Yes	<u>No</u>	Knov
4.	Plumbing: (a) What is your drinking water source? Public private well pother (b) Have you ever had a problem with the quality, supply, or now of potable water? (c) Do you have a water treatment system? If yes, is it plowned pleased?	 	M	
	(d) Do you have a Disewer or Diseptic system? If septic system, describe the location of each system:			
	(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?		15	
	(f) Have there been any plumbing leaks since you have owned the Property? (g) Are any polybutylene pipes on the Property? (h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain:	0	<u>≱</u> r	≱
5.	Pools; Hot Tubs; Spas: Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
	(a) If the Property has a swimming pool, hot tub, or spet that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): Vienclosure that meets the pool barrier requirements □approved safety pool cover □required door and window exit alarms □required door locks □none (b) Has an in-ground pool on the Property been demolished and/or filled?		À	_
6.	Sinkholes: Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer. Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
	 (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties? (b) Has any insurance claim for sinkhole damage been made? (c) If any insurance claim for sinkhole damage was made, was the claim paid? 		NA NA	
	 (d) If any insurance claim for sinkhole damage was paid; were all the proceeds used to repair the damage? (e) If any answer to questions 6(a) - 6(c) is yes or the answer to question 6(d) is no, please explain: 	- - ,	DEL.	0
7.	Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:		S.a	
	(a) Are there any deed or homeowners' restrictions? (b) Are there any proposed changes to any of the restrictions?		X.	
	(c) Are there any resale or leasing restrictions?	ö	X i	5
	(d) Is membership mandatory in a homeowners' association? (e) Are fees charged by the homeowners' association?		12 4	
	(f) Are any driveways, walls, fences, or other features shared with adjoining landowners?		12	
	(g) Are there any encroachments on the Property of any encroachments by the	. =	 -2	_
	Property's improvements on other lands? (h) Are there boundary line disputes or easements affecting the Property? (i) Are access roads		ā.	00
	(j) If any answer to questions 7(a) - 7(h) is yes, please explain:			

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•	Environmental:	Yes	<u>No</u>	Don't <u>Know</u>
0.	(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure. (b) Does anything exist on the Property that may be considered an environmental.		рХ	
	hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or			
	chemical storage tanks (active or abandoned); or contaminated soil or water? (c) Has there been any damage, clean up, or repair to the Property due to any of the		ò x ξ	
	substances or materials listed in subsection (b) above?		\$2 0.	
	 (d) Are any mangroves, archeological sites, or other efficient mentally sensitive areas located on the Property? (e) If any answer to questions 8(b) - 8(d) is yes, please explain: 		×	
9.	Governmental: (a) Are there any zoning violations or nonconforming uses?		ţXI.	
	(b) Are there any zoning restrictions affecting additions, improvements, or		•	
	replacement of the Property? (c) Do any zoning, land use, or administrative regulations conflict with the existing or)XL	
	intended use of the Property? (d) Do any restrictions, other than association and flood area requirements, affect)KĮ	
	improvements or replacement of the Property? (e) Are any improvements, including additions, located below the base flood		dzi	
	elevation? (f) Have any improvements been constructed in violation of applicable local flood)X 1	
	guidelines?		×	
	(g) Have any improvements or additions to the Property, whether by you or by others, been constructed in violation of building eades or without necessary permits?		Zar	
	(h) Are there any active permits on the Property that have not been closed by a final inspection?	_	rşa.	
	(i) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety		,	_
	codes, restrictions, or requirements? (j) If any answer to questions 9(a) - 9(i) is yes, please explain:		×	
Sel Sel rea	[] (If checked) Other Matters; Additional Comments: The attached addendum co-explanation, or comments. Ier represents that the information provided on this form and any attachments is accurated the second term of the light of the property. Seller authorizes listing broker to provide the estate licensees and prospective buyers of the Property. Seller understands and again the second of the property of the property of the property of the property.	e and come this discletes that 8	plete to the osure state	ne best of tement to
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