

Tallahassee Board of REALTORS®, Inc. SELLER'S PROPERTY DISCLOSURE STATEMENT (IT IS SUGGESTED THAT COPIES OF THIS DISCLOSURE BE AVAILABLE AT THE PROPERTY)



SE	LLER	t:
PR	OPER	TY ADDRESS:
DA	TE Pl	ROPERTY PURCHASED If improved, year built
val ass rel	ue of ist Bl y upo	CE TO SELLER: Every SELLER is obligated to disclose to a BUYER all known facts that materially and/or adversely affect the the property being sold. This disclosure statement is intended to assist SELLER in complying with disclosure requirements and to UYER in evaluating the property being considered. The listing broker, the selling broker and their respective salespersons will also on this information when they evaluate, market and present SELLER'S property to prospective BUYERS. CE TO BUYER: This is a disclosure of SELLER'S knowledge of the condition of the property as of the date signed by the
SE	LLEI	R and is not a substitute for any inspections that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a y or representation by the listing broker, the selling broker, or their salespersons.
• If	this	property is unimproved, complete sections 15 to 19 only. explanations are needed please give details such as location, extent, date, and name of repair persons. Use extra sheets if necessary.
1.	00	CCUPANCY
•	(a) (b) (c) (d) (e) (f)	Does SELLER currently occupy this property? ☐ Yes ☐ No If not, when did SELLER vacate property?
	(g)	Payment due under lease
2.	(a) (b) (c) (d) (e) (f) (g) (h)	Name of Contractor or Builder who built home, if known
3.	(a) (b) (c) (d) (e)	Have you made any additions, structural changes, or other alterations to the property? \[\text{Yes} \] No If "Yes," explain:
	(f)	Please provide the name of any Contractor or individual who did any additions, structural changes or other alterations to the property, if known.
		1 of 6 Initials:

4.	RC	<u>OOF</u>		
	(a)	Year roof put on		
	(b)	Has the roof ever leaked during your ownership? ☐ Yes ☐ No		
	(c)	Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No		
		If "Yes," provide name of Contractor or individual who did the work and details of replacement/repair		
		Do you know of any problems with the roof or gutters? ☐ Yes ☐ No		
	If a	ny of your answers are "Yes," explain in detail:		
5.	SII	DING		
•		Exterior siding material(s)		
	(u)	□ Brick □ Wood □ Vinyl □ Stucco □ Synthetic Stucco		
		☐ Manufactured Siding ☐ Other ☐ Unknown		
	(b)	If manufactured siding, provide name of manufacturer, if known		
	(c)	Do you know of any problems/defects with the siding? ☐ Yes ☐ No		
	(d)	Have you filed any claims with manufacturers in regards to the siding? ☐ Yes ☐ No		
	If a	ny of your answers are "Yes," explain in detail:		
6.	W	INDOWS/DOORS/LOCKS		
	(a)	Are the windows insulated glass? □ Yes □ No		
	()	If "Yes," are there any fogged windows? □ Yes □ No □ Unknown		
	(0)	If "Yes," which ones_		
	(c)	Are any windows broken or cracked? Yes No Unknown		
	(d)	Do all operable windows open, stay open, close and lock properly? \(\subseteq \text{Yes} \) \(\subseteq \text{No} \) \(\subseteq \text{Unknown} \)		
	(e)	Are any screens missing or damaged? \square Yes \square No \square Unknown		
	(-)	If "Yes," which ones		
	(f)	Do all doors operate properly? ☐ Yes ☐ No If no, explain in detail:		
	(g)	Do you have keys to all door locks? ☐ Yes ☐ No If no, explain:		
7.	НЕ	CATING AND AIR CONDITIONING		
	(a)	Air Conditioning: ☐ Central Electric ☐ Natural Gas ☐ Window Units Number units included in sale Age of unit(s)		
	(b)	Heating:		
	()	you aware of any problems regarding these items? \square Yes \square No		
		we there been any repairs/replacement of these units during your ownership? \(\subseteq \text{Yes} \) No		
		Yes," explain in detail:		
		Teo, Capitali ili detain		
		2 of 6 Initials:		

8.	ELECTRICAL SYSTEM							
	(a) Are you aware of any problems with the electrical system? ☐ Yes ☐ No							
	(b) Who supplies electrical service: ☐ City of Tallahassee ☐ Talquin							
	(c) Average utility bill? \$ month							
	(d) Number of people living in property							
	Comments:							
9.	<u>PLUMBING</u>							
	(a) Are you aware of any problems with the plumbing system? ☐ Yes ☐ No							
	(b) Are you aware of any polybutelene pipes? ☐ Yes ☐ No							
	(c) Are you aware of any leaks, back-ups, water, and sewer/septic tank problems? ☐ Yes ☐ No							
	(d) What is your water supply source: \square Public \square Community Well \square Well on Property							
	(e) If your water is from a well, have there ever been repairs/replacements to the well or pump? ☐ Yes ☐ No ☐ Unknown							
	(f) Has the well water ever been tested? ☐ Yes ☐ No ☐ Unknown Test Results:							
	(g) Do you have a water softener? ☐ Yes ☐ No ☐ If "Yes," is the system ☐ Owned ☐ Leased							
	(h) What is the type of sewage system do you have? Public Community Sewer Septic Tank(s) How Many Visconia Community Sewer Septic Tank(s) How Many							
	Location(s) When was septic tank last pumped? During your ownership have there been any septic system problems? □ Yes □ No							
	(i) Type of water heater?							
	If any of your answers are "Yes," explain in detail:							
	if any of your answers are Tes, explain in detail.							
10	O. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Subject to final negotiated contract) Mark the items included in the sale of your property:							
	☐ Electric Garage Door Opener Number of transmitters?							
	☐ Smoke Detector(s) How many?							
	□ Refrigerator □ Refrigerator w/ice maker □ Ice Maker □ Range □ Oven							
	☐ Microwave Oven ☐ Dishwasher ☐ Garbage Disposal							
	☐ Trash Compactor ☐ Intercom ☐ Washer ☐ Dryer							
	☐ Ceiling Fan(s) Number of fans? ☐ Central Vacuum							
	☐ Fireplace insert ☐ Sprinkler system							
	☐ Oil/Propane Tanks ☐ Owned ☐ Leased, If leased, from whom Cost							
	☐ Security System ☐ Owned ☐ Leased, If leased, from whom Cost							
	☐ Other:							
	If any of these items have been replaced during your ownership, which items and what year:							
	If any fall are it any large and affects and in its data.							
	If any of these items have any defects, explain in detail:							
11	. POOL / SPA / HOT TUB (Complete if applicable)							
	(a) POOL year installed							
	☐ In ground: ☐ gunnite ☐ fiberglass ☐ vinyl age of liner							
	□ Above ground							
	(b) Pool heater: ☐ none ☐ gas ☐ electric ☐ solar							
	(c) Pool pump: year installed Filter type: year installed							
	(d) Is pool equipment included? ☐ Yes ☐ No If "Yes," itemize:							
	(e) Is there an automatic pool cleaner? \(\begin{align*} \Pi \text{ Yes} \\ \Box \text{ No} \\ \text{ If yes, manufacturer name} \)							
	3 of 6 Initials:							

	OOL / SPA / HOT TUB (Complete if applicable) CONTINUED
(f)	· ————
(g)	
(h)	Is Spa equipment included? ☐ Yes ☐ No If "Yes," itemize:
If y	you are aware of any problems with any of the items above, please explain in detail:
2. <u>EX</u>	XCLUSIONS/LEASED SYSTEMS
(a)	
	If "Yes," itemize
(b)	Are there any other leased systems that are not addressed elsewhere in the disclosure? Yes No
	If "Yes," itemize:
2 CI	DAWI SDACES AND DASEMENTS (Complete if applicable)
.3. <u>C1</u> (a)	RAWL SPACES AND BASEMENTS (Complete if applicable) Has there ever been any water leakage, accumulation of water or dampness in the basement or crawl space? □ Yes □ No
(a) (b)	
()	any of your answers are "Yes," explain in detail:
4 337	OOD DESTROVING ODGANISMS
	Have termites or any wood destroying insects affected the property during your ownership? ☐ Yes ☐ No
(a) (b)	
(c)	
(d)	
(e)	Is the property currently under bond for a wood destroying insect from a licensed pest control company? \(\sigma\) Yes \(\sigma\) No
(0)	What type of bond? What company?
(f)	
If a	any of your answers are "Yes," explain in detail:
15. <u>SC</u>	DIL / DRAINAGE / BOUNDARIES
(a)	Is there any fill or pipe clay on the property? \square Yes \square No \square Unknown
(b)	Has there been any settling or earth movement on the property or in the immediate neighborhood?
(c)	Is the property located in a flood hazard area? ☐ Yes ☐ No ☐ Unknown
(1)	Flood zone, if known
(d)	
(e) (f)	Have there been any past or present drainage or flood problems affecting the property or adjacent properties? \square Yes \square No \square Unknown Are there any encroachments, excroachments, boundary line disputes, or easements affecting the property? \square Yes \square No \square Unknown
(g)	
(h)	
` '	any answers are "Yes," explain in detail:
	4 of 6 Initials:

(a	Are you aware of any hazardous materials in, on or about the property? (Hazardous Materials may include but shall not be limited to: lead-
(h	based paint, asbestos materials, asbestos siding, mold, and buried oil, fuel or other storage tanks) \(\subseteq \text{Yes} \) No Are you aware of the property ever being tested for radon, mold or any other toxic substances? \(\subseteq \text{Yes} \) No
	any answers are "Yes," explain in detail:
_	
17. <u>N</u>	EIGHBORHOOD
(a	Are you aware of any proposed change or condition in your neighborhood that could affect the value or desirability of the property?
	□ Yes □ No
(b) If "Yes," explain in detail:
18. <u>H</u>	OMEOWNERS' ASSOCIATIONS / COMMUNITY DISCLOSURE
PI SI T	THE DISCLOSURE SUMMARY REQUIRED BY FLORIDA STATUTES HAS NOT BEEN PROVIDED TO THE PROSPECTIVE URCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO ELLER OR SELLER'S AGENT WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS OIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID CONTRACT SHALL TERMINATE AT CLOSING.
В	UYER SHOULD NOT EXECUTE CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.
D	isclosure Summary For(Name of Community)
	· ·
1.	HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2.	THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3.	YOU WILL WILL NOT BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE IF APPLICABLE. THE CURRENT AMOUNT IS \$ PER
	YOU WILL WILL NOT BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
4.	YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
5.	THERE IS IS NOT AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. (If such obligation exists, then the amount of the current obligation is \$
6.	THE COVENANTS \square CAN \square CANNOT BE AMENDED WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR, IF NO MANDATORY ASSOCIATION EXISTS, PARCEL OWNERS.
7.	THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8.	THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9.	THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED OR ARE RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER
	the property is part of an association, complete the following:
	What is the annual fee? \$ How is it paid? monthly vearly other
(b) What is the annual fee? \$ How is it paid? □ monthly □ yearly □ other) What does the annual fee cover?) Are fees current? □ Yes □ No

	THER MATTERS
(a)	Does anyone have a first right of refusal to buy or an option to buy to this property? Yes No
(b)	Is there any existing or threatened legal action affecting the property? Yes No
(c)	Are you aware of any zoning violation, non-conforming use, set back violations, or proposed zoning or road changes? \square Yes \square No
(d)	Are you aware of any violations of local, state, or federal laws or regulations relating to this property? \square Yes \square No
(e)	Is there anything else you feel you should disclose to a prospective buyer that may materially and/or adversely affect the value or desirability of the property? \square Yes \square No
(f)	If "Yes," explain in detail:
the SEL	lersigned SELLER represents that the information set forth in the foregoing property disclosure statement is accurate and complete to the best o LER'S knowledge. SELLER does not intend this property disclosure statement to be a warranty or guaranty of any kind. SELLER hereby zes Listing Broker to provide this information to prospective BUYERS and to other real estate brokers and other agents.
	CR understands and agrees that SELLER will immediately notify Listing Broker in writing if any information set forth in this property ure changes.
Seller:_	Date:
Seller:_	Date:
	RECEIPT AND ACKNOWLEDGMENT BY BUYER
BUYER	thereby acknowledges receipt of a copy of this property disclosure. BUYER furthermore acknowledges BUYER has been in and upon subject
property should s (such as defects, disclosu condition	A BUYER is strongly advised to obtain property inspection(s) as provided for in the Deposit Receipt and Contract for Sale and Purchase. BUYER select professionals with appropriate qualifications to conduct inspections. BUYER is advised that some properties may have siding materials, but not limited to, Louisiana Pacific and Synthetic Stucco) that have failed the manufacturer's warranties and/or have been known to have and that inspection is one way to identify this and determine what conditions these materials may be in. BUYER is aware that this property are is not intended as a warranty or guaranty of any kind by SELLER. The Brokers and their Sales Associates do not warrant or guarantee the on of the property and are in no way responsible for the condition of the property. BUYER understands that the property is being sold in its present unless otherwise agreed upon in the Deposit Receipt and Contract for Sale and Purchase. BUYER acknowledges no representations concerning dition of the property are being relied upon by BUYER except as disclosed herein or in the Deposit Receipt and Contract for Sale and Purchase
property should s (such as defects, disclosu conditio conditio the cond	select professionals with appropriate qualifications to conduct inspections. BUYER is advised that some properties may have siding materials, but not limited to, Louisiana Pacific and Synthetic Stucco) that have failed the manufacturer's warranties and/or have been known to have and that inspection is one way to identify this and determine what conditions these materials may be in. BUYER is aware that this property are is not intended as a warranty or guaranty of any kind by SELLER. The Brokers and their Sales Associates do not warrant or guarantee the on of the property and are in no way responsible for the condition of the property. BUYER understands that the property is being sold in its present on unless otherwise agreed upon in the Deposit Receipt and Contract for Sale and Purchase. BUYER acknowledges no representations concerning