

Seller's Real Property Disclosure Statement



1. **SELLER(S) NAME(S):** _____
Property Address: _____
Is each individual named above a U.S. Citizen or resident alien? Yes No
Approximate Age of Property: _____ Date Purchased: _____

2. **NOTICE TO SELLER**

Each Seller is obligated to disclose to a buyer all known facts that may materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective representatives (collectively, "Brokers") will also rely upon this information when they evaluate, market and present the property to prospective buyers.

3. **NOTICE TO BUYER**

THIS IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR WARRANTY OR REPRESENTATION BY THE BROKERS (NONE OF WHOM HAVE MADE ANY INDEPENDENT VERIFICATION OF THE INFORMATION CONTAINED HEREIN), AND BUYER AGREES NOT TO RELY ON THE INFORMATION CONTAINED HEREIN AS SUCH. BUYER AGREES TO INDEMNIFY AND HOLD BROKERS HARMLESS FROM ANY NON-DISCLOSURE, OMISSION, OR MISREPRESENTATION OF SELLER. SELLER SHALL NOT BE OBLIGATED TO REPAIR OR CORRECT ANY ITEM LISTED BELOW UNLESS EXPRESSLY STATED IN THE SALES CONTRACT.

4. **OCCUPANCY**

Does Seller currently occupy this property? Yes No If not, how long since Seller occupied the property? _____
Is the property currently being leased? Yes No If yes, when does the lease expire? _____

5. **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

- (a) Is there any fill or expansive soil on the property? Yes No Unknown
 - (b) Do you know of any sinkhole, sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes No
 - (c) Has any insurance company paid any amounts on a sinkhole claim? Yes No . If "Yes", were the full amounts of the proceeds utilized to repair the sinkhole damage? Yes No . (Required pursuant to §627.7073, Fla. Stat.)
 - (d) Is the property located in a flood zone or wetlands area? Yes No Unknown
 - (e) Do you currently have flood insurance? Yes No Is the policy assumable? Yes No Unknown
 - (f) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes No
 - (g) Do you know of any encroachments, boundary lines disputes, or easements affecting the property? Yes No
- If any of your answers in this section are "Yes," explain in detail: _____

6. **STRUCTURAL ITEMS**

- (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? Yes No
 - (b) Have you ever filed an insurance or manufacturer's claim for defective or damaged construction materials? Yes No
 - (c) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes No
 - (d) Are you aware of any past or present water leakage, accumulation, or dampness within the house, basement or crawl space? Yes No
 - (e) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
 - (f) Have there been any repairs or attempts to control the cause or effect of any problem above? Yes No Unknown
- If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, date, nature of repair or control effort, and name of person who performed repair or control effort: _____

7. **ADDITIONS/REMODELS**

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes No
If "Yes," did you obtain all necessary permits and approvals and was all work done in compliance with building codes? Yes No If your answer is "No," explain: _____
- (b) If in flood zone, has there been any major remodeling or additions within the past 5 years that would impact the FEMA 50% rule? Yes No Approximate cost of additions/ remodeling \$ _____
- (c) Did any former owner(s) of the property make any additions, structural changes, or other alterations to the property? Yes No Unknown If "Yes", was all work done with all necessary permits and approvals and in compliance with building codes? Yes No Unknown If your answer is "No", explain: _____

Seller Initials _____ / _____ Buyer Initials _____ / _____ Page 1 of 3

Seller Name: _____ Property Address: _____

8. ELECTRICAL SYSTEM

Are you aware of any problems or conditions that affect the value or desirability of the electrical system? Yes No

If "Yes," explain in detail: _____

9. HEATING AND AIR CONDITIONING

- (a) Air Conditioning: Central Electric Central Gas Window _____ (#) Units Included in Sale
- (b) Heating: Electric Fuel Oil Natural Gas Other _____
- (c) Water Heating: Electric Gas Solar _____

Are you aware of any problems regarding these items? Yes No If "Yes," explain in detail: _____

10. PLUMBING-RELATED ITEMS

- (a) What is your drinking water source: Public Private System Well on Property
- (b) What is the water source for your sprinkler system, if applicable? _____
- (c) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? _____
- (d) Do you have a water softener? Yes No Is it Leased Owned
- (e) What is the type of sewage system: Public Sewer Private Sewer Septic Tank Cesspool
- (f) Is there a sewage or sump pump? Yes No
- (g) When was the septic tank or cesspool last serviced? _____
- (h) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, or sewage system? Yes No If "Yes", explain in detail: _____

11. ROOF

- (a) Approximate age: _____ years.
 - (b) Has the roof ever leaked during your ownership? Yes No Unknown
 - (c) Has the roof been replaced or repaired during your ownership? Yes No
 - (d) Are you aware of any past or present hail or wind damage? Yes No
 - (e) Have you ever filed an insurance or manufacturer's claim for roof defects or damage? Yes No
 - (f) Do you know of any problems with the roof or rain gutters? Yes No
- If any of your answers in this section are "Yes," explain in detail: _____

12. TERMITES, DRY-ROT, PESTS

- (a) Do you have any knowledge of termites, dry-rot, or pests on or affecting the property? Yes No
 - (b) Do you have any knowledge of any damage to the property caused by termites, dry-rot, or pests? Yes No
 - (c) Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
If yes, please state the name of the company: _____
 - (d) Does the warranty cover repairs? Yes No / Does the warranty cover treatment? Yes No
Does the warranty cover regular pest control? Yes No Does the warranty transfer to the Buyer? Yes No
 - (e) Do you know of any termite or pest control reports or treatments for the property in the last five years? Yes No
- If any of your answers in this section are "Yes," explain in detail: _____

13. EQUIPMENT AND APPLIANCES BEING SOLD

Mark the items that may be included in the sale of your property: Electric Garage Door Opener (_____ Number of Transmitters); Hurricane shutters or panels (Complete Partial set); Security Alarm System (Owned Leased, Monitored Non-Monitored); Lawn Sprinklers; Smoke Detectors (How many? _____); Automatic Timer; Swimming Pool; Pool Heater; Spa/hot tub; Pool/Spa Equipment (list): _____
 Refrigerator; Stove; Oven; Microwave Oven; Washer; Dryer; Dishwasher; Trash Compactor; Intercom; Ceiling Fans; Disposal; Ice Maker; Other _____

Are any of these in need of repair or replacement? Yes No If "Yes," explain in detail: _____

Are you aware of any swimming pool or spa leaks? Yes No If "Yes", explain in detail: _____

14. DOCKS, DAVITS, PIERS AND SEAWALLS

- (a) Are you aware of any conditions that may affect the desirability, use, or function of the dock, davits, pier or seawall? Yes No If "Yes", explain: _____
- (b) Was (is) a federal, state, or local governmental permit required for the construction or maintenance of the dock, davits, pier or seawall? Yes No Unknown If "Yes", were all appropriate permits and approvals issued for the construction and maintenance of such structures? Yes No Unknown If no, explain: _____

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Seller Name: _____ Property Address: _____

15. MOLD AND TOXIC SUBSTANCES

- (a) Are you aware of any past or present instances of mold or water or moisture intrusion in the structure(s) on the property? Yes No If "Yes", explain in detail: _____
- (b) Are you aware of any past or present damage to the structure(s) on the property that resulted from water or moisture intrusion, including, but not limited to, the presence of mold? Yes No If yes, where: _____
- (c) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PCB'S, accumulated radon, lead paint, above ground or buried oil tanks, or others? Yes No Unknown If "Yes," explain in detail: _____
- (d) Has the property been tested for radon or any other toxic substances? Yes No Unknown If "Yes," explain in detail: _____
- (e) Are you aware of any repairs or other corrective or remedial measures that were undertaken as a result of the matters identified in sections (a), (b), (c) or (d) above? Yes No If "Yes", explain in detail: _____

16. CONDOMINIUMS, HOMEOWNERS ASSOCIATIONS AND COMMUNITY DEVELOPMENT DISTRICTS

- (a) Is the property located in a Community Development District? Yes No If "Yes", is the remaining capital balance on this special tax assessment to be: assumed by Buyer, or paid in full by the Seller, at closing.
- (b) Are the recreational or common areas leased or owned by the association? Owned Leased
- (c) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions of a homeowner's association? Yes No (If "No", ignore remainder of this section).
- (d) Do you have a current copy of the Homeowners' or Condominium Association Documents? Yes No
- (e) Is there any defect, damage, or problem with any common elements or common areas that could affect their value or desirability? Yes No Unknown
- (f) Is there any condition or claim which may result in a special assessment or increase in assessments or fees? Yes No Unknown
- (g) Is there any existing or threatened legal action against the association? Yes No Unknown
- (h) If "Yes" to any of the above, explain in detail: _____
- (i) Do you authorize prospective buyers to contact the association as your designee to obtain all available information concerning the property and common elements? Yes No
- (j) Assigned parking spaces to be conveyed with the property? Yes No How many ___ Space Nos. _____

17. NEIGHBORHOOD

Are you aware of any existing condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, electric and magnetic field levels, threat of condemnation or street changes? Yes , No If "Yes," explain in detail: _____

18. OTHER MATTERS

- (a) Is there any existing or threatened legal action affecting the property? Yes No Unknown
- (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes No
- (c) Is there anything else that you feel you should disclose to a prospective Buyer because it may materially affect the value or desirability of the property (e.g., zoning or code violations, nonconforming units, setback violations, zoning changes, road changes, etc.)? Yes No If your answers to (a), (b) or (c) are "Yes," explain in detail: _____
- (d) Is there an existing home warranty in place? Yes No If "Yes", company name _____
- (e) Does the warranty automatically transfer to the Buyer? Yes No

ACKNOWLEDGMENT OF SELLER

By signing below, Seller acknowledges and represents that the information in this Disclosure Statement is accurate and complete and Seller agrees to notify the listing broker in writing immediately if any information becomes inaccurate in any way through the passage of time. Seller represents that Seller, and not the Brokers, have filled out this Disclosure Statement and that Seller is not relying on the Brokers for any of the information contained herein. Seller authorizes the Brokers to provide this information to prospective buyers.

Seller: Date Seller: Date

ACKNOWLEDGMENT OF BUYER

By signing below, the Buyer acknowledges and represents that the Buyer has received this Real Property Disclosure Statement, has been advised to have the property examined by professional inspectors to evaluate its conditions and to investigate every aspect of the property that could be important to Buyer. Buyer acknowledges that the Brokers are not qualified to conduct such professional inspections or to inspect or detect physical defects in the property, and the Brokers have not undertaken any independent investigation to verify the accuracy of the information contained in this Disclosure Statement. If there are any blank responses above that are important to Buyer, Buyer agrees to obtain written responses or a corrected disclosure statement from the Seller/Lesser prior to signing below. Acceptance of this Disclosure Statement with partial or incomplete answers shall constitute a waiver of any claims against Brokers in any way related to such information.

Buyer: Date Buyer: Date

THIS IS A LEGAL BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY

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