

Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only the Seller should complete this form.

Notice to Seller: Florida law requires a Seller 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 document may not cover every potential issue that could impact the Property. You should consider what you would want to know if you were purchasing the Property today. If additional space is needed for details, comments, or explanations, check the Paragraph 12 box and attach an addendum.

Notice to Buyer: The statements in this form are made by the Seller, not by any real estate licensee. This disclosure is not a warranty or guarantee of any kind. It is not a substitute for inspections, warranties, or professional advice you may choose to obtain. It is not a substitute for your own judgment and due diligence. The information provided is based only on the Seller's actual knowledge of the condition of the Property. Sellers can only disclose what they actually know and may not be aware of all relevant issues. You should obtain an independent, professional inspection to verify the Property's condition and to determine potential repair costs. This disclosure is not a contract and is not intended to be part of any sale or purchase agreement.

Seller makes the following disclosures regarding the property described as: _____ (“the Property”).

The Property is:

- Owner-occupied
 - Tenant occupied
 - Unoccupied (If unoccupied, how long has it been since the Seller last lived in the Property?)
-

1. Structures; Systems; Appliances

- (a) Are the structures (including roof, ceilings, walls, doors, windows, foundation, pool, hot tub, and spa, if any) structurally sound and free of leaks?
 - (b) If applicable, is the seawall and dockage structurally sound?
 - (c) Are major appliances and systems (heating, cooling, mechanical, electrical, security, plumbing, sprinkler) in working order as intended?
 - (d) Does the Property have aluminum wiring (other than the main service line)?
 - (e) Are any appliances leased? If yes, list which ones:
 - (f) If any answer to questions (a)–(c) is “No,” please explain:
-

2. Termites; Other Wood-Destroying Organisms; Pests

- (a) Are there termites, other wood-destroying organisms, fungi, or pests present on the Property, or has the Property sustained structural damage from them?
 - (b) Has the Property been treated for termites, other wood-destroying organisms, fungi, or pests?
 - (c) If any answer to questions (a)–(b) is “Yes,” please explain:
-

3. Water Intrusion; Drainage; Flooding

- (a) Has water intrusion (past or present) affected the Property?
- (b) Have drainage or flooding issues (past or present) affected the Property?
- (c) Is the Property located in a designated flood hazard area?
- (d) Is 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 (a)–(f) is “Yes,” please explain:

4. Plumbing

- (a) What is the source of your drinking water? Public Private Well Other
- (b) Have you ever experienced issues with the quality, pressure, or flow of the water supply?
- (c) Do you currently use a water treatment system?
If yes, is it Owned Leased?
- (d) Is the property connected to Sewer Septic? If septic, please describe the system’s location:

- (e) Are there any unused septic tanks, drain fields, or wells on the property?
- (f) Have there been any problems with the water supply, septic system, drain fields, or wells?
- (g) Have you had any plumbing leaks since owning the property?
- (h) Does the property contain any polybutylene pipes?
- (i) If the answer to any of the above (4b–4h) is “Yes,” please provide details:

5. Roof and Related Items

- (a) To your knowledge, is the roof structurally sound and free from leaks?
- (b) The roof is approximately _____ years old OR was installed on _____.
- (c) Has the roof leaked at any time during your ownership?
- (d) To your knowledge, has the roof undergone any repair, restoration, replacement (full or partial), or other work?

- (e) Are you aware of any defects affecting the roof, fascia, soffits, flashing, or any other roofing components?
If yes, please explain: _____

6. Pools; Hot Tubs; Spas

Note: Florida law requires that swimming pools, hot tubs, and spas completed on or after October 1, 2000, include at least one safety feature under Section 515.27, Florida Statutes.

- (a) If the property has a pool, hot tub, or spa with a completion certificate dated October 1, 2000, or later, identify which safety feature(s) are present:
 - Enclosure that complies with pool barrier regulations
 - Approved safety pool cover
 - Exit alarms on doors/windows leading to the pool
 - Self-closing, self-latching doors
 - No safety features
 - Other: _____
- (b) Has an in-ground pool on the property ever been filled in or demolished?

7. Sinkholes

Note: If an insurance claim for sinkhole damage has been made by the Seller and paid, Florida Statute 627.7073(2)(c) requires the Seller to disclose whether the full payout was applied to repairs.

- (a) Does current or past settling, soil movement, or sinkhole activity impact the property or neighboring properties?
- (b) Has an insurance claim for sinkhole damage ever been filed?
If yes, was payment received? Yes No
If payment was received, was the full amount used for repairs? Yes No
- (c) If the answer to 7(a) or 7(b) is “Yes,” please provide details:

8. Homeowners' Association Restrictions; Boundaries; Access Roads

(a) Is membership in a homeowners' association required, or are there any covenants, conditions, or restrictions (CCRs) that impact the Property? (CCRs may include deed restrictions, restrictive covenants, and declarations of covenants.)

Note to Buyer: If yes, you should review the association's official records and/or CCRs before making an offer. These documents may contain important details regarding recurring dues or fees, special assessments, capital contributions, penalties, and architectural, landscaping, leasing, parking, pet, resale, vehicle, or other restrictions.

(b) Are there any proposed modifications to the restrictions?

(c) Are there shared features such as driveways, walls, fences, or other improvements with neighboring landowners?

(d) Does the Property encroach on adjacent lands, or do other improvements encroach on the Property?

(e) Are there any boundary disputes or easements that affect the Property?

(f) Are you aware of any current, pending, or proposed legal or administrative actions involving the homeowners' association's common areas (e.g., clubhouse, pools, tennis courts, or similar amenities)?

(g) Have any subsurface rights, as defined in Section 689.29(3)(b), Florida Statutes, been separated from the Property?

If yes, is there a right of entry? Yes No

(h) Are the access roads Private Public? If private, specify the terms and conditions of the maintenance agreement: _____

(i) If you answered "yes" to any part of questions 8(a) - 8(g), please explain:

9. Environmental

(a) Was the Property constructed before 1978?

If yes, please refer to the Lead-Based Paint Disclosure.

(b) Does the Property contain any potential environmental hazards, including but not limited to: lead-based paint, asbestos, mold, urea formaldehyde, radon gas, meth contamination, defective drywall, fuel/propane/chemical storage tanks (whether active or abandoned), or contaminated soil, water, or other natural resources?

(c) Has the Property sustained any damage, cleanup, or repairs as a result of substances or materials listed in subsection (b)?

(d) Are there mangroves, archaeological sites, or other environmentally sensitive areas located on the Property?

(e) If "yes" to any of questions 9(b) - 9(d), please explain: _____

10. Governmental, Claims and Litigation

(a) Are there any current, pending, or proposed legal or administrative claims that affect the Property?

(b) Are you aware of any existing or proposed municipal or county special assessments that apply to the Property?

(c) Is the Property subject to a Property Assessed Clean Energy (PACE) program under Section 163.08, Florida

Statutes?

(d) Are you aware of any legal or administrative actions (either pending, existing, or proposed) by a government agency or private party that affect the Property?

(e) Are you aware of any ongoing or proposed litigation that could impact the Property or the Seller's ability to transfer marketable title to a buyer?

(f) Has the Seller ever filed any claims under their homeowners' insurance policy?

(g) If yes, were any claims paid? _____

(f) Are there any zoning violations or uses that do not conform to zoning rules?

(g) Do zoning restrictions limit improvements or replacement of the Property?

(h) Do any zoning, land use, or administrative regulations conflict with the current use of the Property?

(i) Aside from association or flood zone requirements, are there other restrictions that affect improvements or replacement of the Property?

(j) Are any improvements located below the base flood level?

(k) Have any improvements been built in violation of local zoning or improvement codes?

(l) Have any improvements on the Property, whether done by you or others, been constructed without the proper permits or in violation of building codes?

(m) Are there any open permits on the Property that have not yet passed final inspection?

(n) Are there any violations or non-compliance issues regarding unrecorded liens, code enforcement, or government/building/environmental/safety rules or requirements?

(o) If you answered "yes" to any of 10(a)–10(n), please explain: _____

(p) Is the Property located within a historic district?

(q) Is the Seller aware of any restrictions due to being in a historic district?

(r) Are there any active or pending applications or permits involving a governing authority over the historic district?

(s) Are there any violations of rules that apply to properties in a historic district?

(t) If you answered "yes" to any of 10(q)–10(s), please explain: _____

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

(a) Is the Seller subject to FIRPTA withholding under Section 1445 of the Internal Revenue Code? If yes, both Buyer and Seller should seek legal and tax advice regarding compliance.

12. (If checked) Other Matters; Additional Comments

The attached addendum includes any additional details, explanations, or comments.

Seller affirms that the information in this form, along with any attachments, is true and complete to the best of their knowledge as of the date signed. The Seller authorizes the listing broker to share this disclosure statement with real estate licensees and potential buyers of the Property. The Seller also agrees to promptly inform the Buyer in writing if any information in this statement becomes inaccurate or outdated.

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

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

Buyer acknowledges that they have read, understood, and received a copy of this disclosure statement.

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

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