

Vacant Land Disclosure Statement

NAME: _____

DATE SELLER PURCHASED PROPERTY: _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

NOTICE TO BUYER AND SELLER:

In Florida, a Seller must share with a Buyer any known facts that could significantly impact the value of the property being sold and that are not easily seen. This disclosure form is intended to help the Seller comply with Florida law and assist the Buyer in reviewing the property under consideration. This document relates to the condition of the real estate located at the above address. It is not a guarantee of any kind by the Seller or any Licensee involved in this transaction. It should not replace any inspections or warranties the parties may wish to obtain. It reflects only the Seller's knowledge of the property's condition. This form is not meant to be part of a sales contract. All parties may use this information when marketing, evaluating, or presenting the Seller's property to potential Buyers.

The statements below are made by the Seller(s) and do not represent the opinions of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Do you know of any current, pending, or planned lawsuits, claims, special assessments, municipal service fees, or unpaid assessments impacting the property? NO ☐ YES ☐ If yes, explain: _____

b. Have any government agencies (local, state, or federal) informed you of a violation of regulations or deed restrictions? NO ☐ YES ☐ If yes, explain: _____

c. Are you aware of any eminent domain actions involving the property? NO ☐ YES ☐ If yes, explain: _____

2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipal, or other recorded rules, conditions, or limitations? NO ☐ YES ☐

b. of any restrictions on reselling the property? NO ☐ YES ☐

c. of any restrictions on renting or leasing the property? NO ☐ YES ☐

d. of any right of first opportunity to buy the property? NO ☐ YES ☐

e. If any answer to questions 2a-2d is yes, please explain:

3. SURVEY

a. Has the property been surveyed? NO ☐ YES ☐ If yes, who performed the survey:

b. Has the land been platted? NO ☐ YES ☐ If yes, has a survey certificate been completed? NO ☐ YES ☐

c. Do you know of any encroachments or boundary disagreements? NO ☐ YES ☐

d. Do you know of any easements other than utility or drainage easements? NO ☐ YES ☐

e. Is the property located in an earthquake zone? NO ☐ YES ☐

f. Is the property situated in a coastal wetlands area? NO ☐ YES ☐

4. ENVIRONMENT

Are You Aware:

a. of any materials, substances, products, pollutants, or contaminants that could pose an environmental risk — including, but not limited to, asbestos, urea-formaldehyde, radon gas, fuel, propane, or chemical storage tanks (either in use or abandoned), or polluted soil or water on the property? NO ☐ YES ☐ If yes, explain:

b. of any abandoned wells, underground storage tanks, or buried debris or waste located on the property? NO ☐ YES ☐ If yes, explain:

c. of any cleanup work, repairs, or remediation on the property due to hazardous substances, pollutants, or contaminants? NO ☐ YES ☐ If yes, explain:

d. of any endangered or protected wildlife on the property, such as scrub jays, manatees, turtles, sea turtles, or nests belonging to protected species? NO ☐ YES ☐

e. of any electromagnetic fields situated on the property? NO ☐ YES ☐

f. of any condition or planned change near the property that does or could have a significant impact on the property's value, including, but not limited to, potential development or new roadways? NO ☐ YES ☐

If any answer to questions 4a-4f is yes, please explain:

5. FLOOD

Are You Aware:

a. Whether the property lies within a 100-year flood zone? NO ☐ YES ☐

b. whether the property has ever experienced flooding? NO ☐ YES ☐

c. Whether any drainage issues have affected the property or neighboring properties? NO ☐ YES ☐

If any answer to questions 5a-5c is yes, please explain:

6. CONDITION OF THE PROPERTY

a. Have any soil examinations or tests been conducted? NO ☐ YES ☐

b. Are you aware of any fill dirt or areas of uncompressed soil? NO ☐ YES ☐

c. Are you aware of any settling, ground shifting, or sinkhole concerns either on the property or on nearby properties? NO ☐ YES ☐

d. Are you aware of any trees on the property that are dead or diseased? NO ☐ YES ☐

If any answer to questions 6a-6d is yes, please explain:

7. UTILITIES

a. What type of irrigation system is present on the property? _____

b. Have any percolation tests been completed? NO ☐ YES ☐ If yes, when and by whom:

c. Is the property connected to any of the following: public water? NO ☐ YES ☐ public sewer? NO ☐ YES ☐

private off-site water system? NO ☐ YES ☐ water well? NO ☐ YES ☐ septic system? NO ☐ YES ☐

electric utility? NO ☐ YES ☐ natural gas utility? NO ☐ YES ☐

d. Does the property's boundary connect to any of the following services: public water access? NO ☐ YES ☐

private water access? NO ☐ YES ☐ electric service access? NO ☐ YES ☐ natural gas access? NO ☐ YES ☐

telephone access? NO ☐ YES ☐

e. Have any utility fees already been paid? NO ☐ YES ☐ If yes, please list which fees:

8. OTHER MATTERS:

Is there anything else that could significantly impact the value of the property? NO ☐ YES ☐

If yes, explain:

ACKNOWLEDGEMENT OF SELLER

The Seller signing below confirms that the details provided in this disclosure statement are true and complete to the best

of Seller's knowledge as of the signature date. This disclosure is not intended as any type of warranty or guarantee.

Seller authorizes the release of the information in this disclosure to potential Buyers. Seller agrees to notify the Buyer in

writing within five business days if the Seller becomes aware that any information here becomes inaccurate or incorrect

during the period the property is under contract with the Buyer.

Seller: _____ / _____ (print) Date: _____

(signature)

Seller: _____ / _____ (print) Date: _____

(signature)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The Seller is providing this form to share the Seller's knowledge regarding the condition of the property as of the date it is signed. This disclosure form is not intended to serve as a warranty of any kind. It reflects only the Seller's knowledge. It is not a replacement for any inspections or professional advice the Buyer may obtain. Buyers are encouraged to obtain independent inspections to confirm the condition of the property. Buyer understands that these statements are not made by any real estate licensee. Buyer confirms receipt of a copy of this disclosure.

Buyer: _____ / _____ (print) Date: _____

(signature)

Buyer: _____ / _____ (print) Date: _____

(signature)