



Frequently Asked Questions About Your Property

Property Address: 1420 Huntington Ln. #2101 Rockledge Fl. 32955

Are there any video and/or audio recording devices inside the property? Federal and State Privacy Laws require you as the seller to notify, and in some circumstances, even obtain the consent of anyone who enters your home prior to recording them. Failure to do so may subject you to criminal and civil penalties. Make sure to discuss this with your Agent.

The Location of the Security Key Pad: None
Lawn Service Name: HOA Phone Number: _____
Pool Company Name: HOA Phone Number: _____
Transferable Termite Bond? ☐ Yes ☒ No; If yes, the company name is: _____
Trash Pick-Up Days: Trash: _____ Yard: _____ Recycling: _____

Are there any installed items that you do NOT want sold with your home, i.e. light fixtures, draperies, sheds, etc.?

Utility Service Providers/Average Monthly Cost
Electric: FPL \$ _____
Gas: _____ \$ _____
Water: Included HOA \$ _____

Age of Roof: Original Age of Water Heater: ? Age of A/C: ?
Heater: ☒ Electric ☐ Gas ☐ N/A Range: ☒ Electric ☐ Gas ☐ N/A
Water Heater: ☒ Electric ☐ Gas ☐ N/A Water: ☒ City ☐ Well Dryer: ☒ Electric ☐ Gas ☐ N/A

Can an in-ground pool be installed on the property? ☐ Yes ☐ No ☐ Don't Know
Can you park an RV or boat on the property? ☐ Yes ☒ No ☐ Don't Know
Can you park a pick-up truck on the property? ☒ Yes ☐ No ☐ Don't Know
Do you have a survey? ☐ Yes ☒ No
Do you have a floor plan? ☐ Yes ☒ No
Is fencing allowed? ☐ Yes ☒ No ☐ Don't Know
Does the sprinkler system run on well, reclaimed, or city water? City
Are any appliances leased? ☐ Yes ☒ No; if yes, list the leased appliances: _____

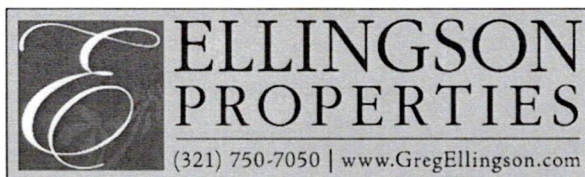
The information provided needs to be verified by the proper governing body for accuracy (HOA, city, town, county, etc.)

Is natural gas available? ☐ Yes ☒ No ☐ Don't Know Is Tank Leased? ☐ Yes ☒ No ☐ Don't Know
Do you have a garage door opener? ☐ Yes ☐ No; if yes, how many units & controllers? _____
What is the water depth at the dock? NONE
If septic, when was the tank last pumped out? _____ Septic location: _____
What do HOA fees cover (if applicable)? Lawn, Pool, Clubhouse, Cable Internet, Water, Pest
HOA Contact Information: HOA Name: Vesta / Cash Subdivision: CLAREMONT
Phone Number: 321-241-4946 Is there a restriction to lease the property? ☒ Yes ☐ No; if yes, please explain: NO Rentals

Homeowner's Insurance Information: Provider: _____ Phone Number: _____
Previous year's/most recent homeowner's insurance amount due: \$ _____
Property Tax: Previous year's/most recent amount due: \$ 2560. YR

Seller: [Signature] Date: 2/18/25
Seller: [Signature] Date: 2/18/25

*This information provided is deemed to be reliable but is not guaranteed. Buyer to verify for accuracy prior to purchase.



PERSONAL PROPERTY INVENTORY

Seller 1: L.F.Seller 2: JDProperty Address: 1420 Huntington Ln #2101 Rockledge FL 32955

This addendum is referenced in the Contract for Purchase and sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Mark an entry for EACH item.

YES= It's on the property and WILL CONVEY | NO=It's on the property and WILL NOT convey | N/A = Its not on the property and doesn't apply

Item	Yes	No	N/A
Range (Oven and Cooktop): ___ Electric ___ Gas	☒	☐	☐
Wall Oven(s) ___ Electric ___ Gas	☐	☒	☐
Cooktop: ___ Electric ___ Gas	☐	☒	☐
Refrigerator with Freezer	☒	☐	☐
Microwave Oven	☒	☐	☐
Dishwasher	☒	☐	☐
Disposal	☒	☐	☐
Water Softener Purifier ___ Owned ___ Leased	☐	☒	☐
Bar Refrigerator	☐	☒	☐
Separate Refrigerator Freezer Stand Alone Ice Maker	☐	☒	☐
Wine Cooler	☐	☒	☐
Compactor	☐	☒	☐
Washer	☒	☐	☐
Dryer: ___ Electric ___ Gas	☒	☐	☐
Chandelier/Hanging Lamp Qty ___	☐	☒	☐
Ceiling Paddle Fan Qty ___	☐	☒	☐
Sconce(s): Qty ___	☐	☒	☐
Draperies: Qty ___ Rods: Qty ___	☐	☒	☐
Plantation Shutters: Qty ___	☐	☒	☐
Shades Blinds: Qty ___	☐	☒	☐
Mirrors Location:	☐	☒	☐
Fireplace(s) Qty ___ ___ Wood Burning ___ Gas ___ Both	☐	☒	☐
Boat Lift: Weight ___ Davits: ___ Electric ___ Manual	☐	☒	☐
Appliances Leased: Describe:	☐	☒	☐
Pool Table Game Table	☐	☒	☐

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> ___ Tankless ___ Gas ___ Electric	☒	☐	☐
Generator: ___ Electric ___ Propane ___ Natural Gas	☐	☒	☐
Storm Shutters Panels: ___ Electric ___ Manual ___ Both	☐	☒	☐
Awnings: ___ Electric ___ Manual	☐	☒	☐
Propane Tank: ___ Owned ___ Leased	☐	☒	☐
Central Vac System Equip + Accessories	☐	☒	☐
Security Gate Remote(s): Qty ___	☐	☒	☐
Garage Door Opener(s): Qty ___	☐	☒	☐
Garage Door Remote(s): Qty ___ <u>Key Pad</u>	☐	☒	☐
Smart Doorbell(s): Qty ___	☐	☒	☐
Smart Thermostat(s): Qty ___	☐	☒	☐
Summer Kitchen Grill	☐	☒	☐
Pool: ___ Salt <u>1</u> Chlorine	☒	☐	☐
Pool Heater: ___ Gas ___ Electric ___ Solar	☐	☒	☐
Hot Tub Spa Heated: ___ Yes ___ No	☐	☒	☐
Pool Cleaning Equipment	☒	☐	☐
Pool- Child Fence Barrier	☐	☒	☐
Storage Shed	☐	☒	☐
Potted Plants Lawn Ornaments Fountains	☐	☒	☐
Intercom	☐	☒	☐
TV's: Qty ___ TV Mounts: Qty ___	☐	☒	☐
Security System: ___ Owned ___ Leased	☐	☒	☐
Cameras: ___ Yes ___ No	☐	☒	☐
Surround Sound (with components)	☐	☒	☐
Speakers: ___ Yes ___ No	☐	☒	☐
Satellite Dish TV Antenna ___ Leased ___ Owned	☒	☐	☐
Other Notes:	☐	☐	☐

Seller 1: [Signature]Date: 2/18/25

Buyer 1: _____

Date: _____

Seller 2: [Signature]Date: 2/18/25

Buyer 2: _____

Date: _____

Seller's Property Disclosure - Condominium



Notice to Licensee and Seller: Only 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.

Florida law² entitles a prospective buyer, who has entered into a contract for the purchase of a condominium unit with a seller who is not a developer, at Seller's expense, to a current copy of the declaration of condominium, articles of incorporation of the association, bylaws and rules of the association, the most recent annual financial statement and annual budget and the "Frequently Asked Questions and Answers" document, if buyer requests these in writing. These documents, and meeting agendas and minutes, contain important matters to be considered before acquiring a condominium unit, such as recurring dues or fees; special assessments; capital contributions, penalties; and alteration, leasing, parking, pet, resale, vehicle and other types of restrictions.

Except for information provided in paragraph 6, 7, 8 and 9, the following information is only about the individual Unit specified below and not about any limited common element, any common element or the condominium association ("Association").

Seller makes the following disclosure regarding the property described as: _____

1420 Huntington Ln. #2101 Rockledge Fl. 32955 (the "Unit").

The Unit is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (if unoccupied, how long has it been since Seller occupied the unit? 6 months)

1. Structures; Systems; Appliances

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (a) Is the roof a common element maintained by the Association? | ☒ | ☐ | ☐ |
| (b) To your knowledge, is roof of Unit structurally sound and free of leaks? | ☒ | ☐ | ☐ |
| (c) Are other structures, including ceilings; walls; doors and windows structurally sound and free of leaks? | ☒ | ☐ | ☐ |
| (d) Has any additional structural reinforcement been added to the Unit? | ☐ | ☒ | ☐ |
| (e) Are heating and cooling systems common elements maintained by the Association? | ☒ | ☐ | ☐ |
| (f) To your knowledge, are heating and cooling systems in working condition, i.e., operating in a manner in which the item was designed to operate? | ☒ | ☐ | ☐ |
| (g) Are existing major appliances and mechanical and electrical systems in working condition, i.e. operating in a manner in which the item was designed to operate? | ☒ | ☐ | ☐ |
| (h) Are any of the appliances leased? | ☐ | ☒ | ☐ |

If yes, which ones: _____

(i) If the answer to questions 1(b), 1(c), 1(f), 1(g) is no, or if 1(d) is yes, please

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

² Section 718.503(2), Florida Statutes.

Seller (L.F. [Signature]) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 4 Pages.

explain: _____

Yes

No

Don't Know

2. Termites; Other Wood Destroying Organisms; Pests

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present in the Unit or has the Unit had any structural damage by them? ☐ Yes ☒ No ☐ Don't Know
- (b) Has the Unit been treated for termites; other wood-destroying organisms, including fungi; or pests? ☒ Yes ☐ No ☐ Don't Know
- (c) If any answer to questions 2(a)-2(b) is yes, please explain: _____

HOP does Pest Control Quarterly

3. Water Intrusion; Plumbing; Flood Insurance

- (a) Has past or present water intrusion or flooding affected the Unit? ☐ Yes ☒ No ☐ Don't Know
- (b) Are polybutylene pipes present in the Unit? ☐ Yes ☒ No ☐ Don't Know
- (c) Have past or present plumbing leaks or backups affected the Unit? ☐ Yes ☒ No ☐ Don't Know
- (d) Have there been any leaks or water intrusion from units above or adjacent to your Unit or leaks or water intrusion from your Unit to units below or adjacent to it? ☐ Yes ☒ No ☐ Don't Know
- (e) Does your lender require flood insurance? ☐ Yes ☒ No ☐ Don't Know
- (f) If any answer to questions 3(a)-3(d) is yes, please explain: _____

4. Fire Protection; Improvements; Alterations

- (a) Does the Unit have sprinklers for fire protection? ☒ Yes ☐ No ☐ Don't Know
If no, has the Association voted to forego retrofitting each unit with a fire sprinkler system? ☐ Yes ☒ No ☐ Don't Know
- (b) Have any improvements or alterations to the Unit, whether by you or by others, been made without obtaining required Association approval? ☐ Yes ☒ No ☐ Don't Know
- (c) Have any improvements or alterations to the Unit, whether by you or by others, been made in violation of building codes or zoning restrictions or without necessary permits? ☐ Yes ☒ No ☐ Don't Know
- (d) Are any improvements located below the base flood elevation? ☐ Yes ☒ No ☐ Don't Know
- (e) Have any improvements been constructed in violation of applicable local flood guidelines? ☐ Yes ☒ No ☐ Don't Know
- (f) Are there any open permits on the Unit that have not been closed by a final inspection? ☐ Yes ☒ No ☐ Don't Know
- (g) If any answer to questions 4(b)-4(f) is yes, please explain: _____

5. Hazardous Substances

- (a) Was the Property built before 1978? ☐ Yes ☒ No ☐ Don't Know
If yes, please see Lead-Based Paint Disclosure.
- (b) Does anything exist in the Unit that may be considered a hazardous substance, including, but not limited to, lead-based paint; asbestos; mold; radon gas; urea formaldehyde; methamphetamine contamination; or defective drywall? ☐ Yes ☒ No ☐ Don't Know
- (c) Has there been any damage, clean up or repair to the Unit due to any of the substances or materials listed in subparagraph (b) above? ☐ Yes ☒ No ☐ Don't Know
If any answer to questions 5(b)-5(c) is yes, please explain: _____

6. Limited Common Elements

- (a) Are there any amenities outside the Unit, such as designated parking space(s), storage closet(s), boat slip(s), cabana(s), garage(s), carport(s), etc. that are for your exclusive use? ☒ Yes ☐ No ☐ Don't Know
If yes, please identify the amenity and whether a separate deed or other legal document grants the exclusive right to use: garage deeded #14

Seller (L.F. J.E.) and Buyer () () acknowledge receipt of a copy of this page, which is Page 2 of 4 Pages.

	Yes	No	Don't Know
7. The Association			
(a) Is there any proposed change to the Association's governing documents?	☐	☒	☐
(b) Is there any proposed plan to materially alter the common elements?	☐	☒	☐
(c) Is there any existing or threatened legal action by or against the Association?	☐	☒	☐
(d) Has the Association ever been, or is it currently, involved in litigation or a claim over construction defects or defective building products?	☐	☒	☐
(e) To your knowledge, is there any discussion of a conversion of the Condominium to something else?	☐	☒	☐
(f) To your knowledge, is there any effort by an investor or investor group to purchase units in the complex?	☐	☒	☐
(g) Has an increase in fees or assessments been approved but not yet implemented?	☐	☒	☐
(h) Is any portion of the Association's property located in a special flood hazard area?	☐	☒	☐
(i) Is any portion of the Association's property located seaward of the coastal construction control line?	☐	☒	☐
(j) Does any past or present settling, soil movement, or sinkhole(s) affect any portion of the Association's property?	☐	☒	☐
(k) Has there been any structural damage to any portion of the Association's property?	☐	☒	☐
(l) Has any additional structural reinforcement been added to any portion of the Associations' property?	☒	☐	☐
(m) Are there any rental restrictions by the Association?	☒	☐	☐
(n) Are there any pet restrictions by the Association?	☒	☐	☐
(o) If any answer to questions 7(a)-7(n) is yes, please explain:			

One small dog or cat No Rentals

8. Milestone Inspection & Structural Integrity Reserve Study (F.S. 553.899)

(a) Has anything appeared in the Association Agendas and or the Minutes regarding Milestone Inspection & Structural Integrity Reserve Study for your complex?	☒	☐	☐
(b) Has the Association budgeted for the cost of hiring an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study?	☒	☐	☐
(c) Has the Association hired an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study yet?	☒	☐	☐
If yes, what is the expected completion date for them?			
(d) Has the Association passed or discussed raising fees or doing a Special Assessment to pay for costs associated with complying with the Milestone Inspection and/or Structural Integrity Reserve Study?	☒	☐	☐
If yes, explain			

\$190 Month for 2 yrs.
Reserves 2026 + 2027 \$363. 2028 \$206

(Note: Further information may be disclosed by using the Milestone Inspection and Structural Integrity Reserve Study Disclosure)

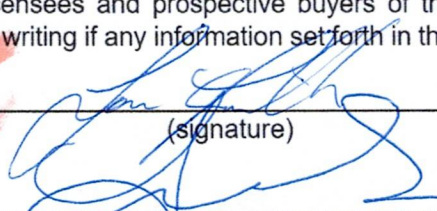
9. Foreign Investment in Real Property Tax Act ("FIRPTA")

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

10. ☐ (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanations or comments.

Seller (L.F.) (JE) and Buyer () () acknowledge receipt of a copy of this page, which is Page 3 of 4 Pages.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller:  / Louis Falca Date: 2/18/25
(signature) (print)

Seller:  / Maqueline Estro Date: 2/18/25
(signature) (print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

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

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

Seller (L.F.) (JE) and **Buyer** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 4 of 4 Pages.