

Seller's Property Disclosure – Residential



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 12 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.

Seller makes the following disclosure regarding the property described as:

1425 Glen Haven Dr Merritt Island FL 32952 (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____ <u>SEAWALL REQUIRES REMEDIATION</u>			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

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

Seller PSG and Buyer _____ acknowledge receipt of a copy of this page, which is Page 1 of 4
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- | | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|--|--------------------------|-------------------------------------|--------------------------|
| 4. Plumbing | | | |
| (a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other | | | |
| (b) Have you ever had a problem with the quality, supply, or flow of potable water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Do you have a water treatment system?
If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____ | | | |
| (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there or have there been any defects to the water system, septic system, drain fields or wells? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Have there been any plumbing leaks since you have owned the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Are any polybutylene pipes on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:
_____ | | | |

5. Roof and Roof-Related Items

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|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) To your knowledge, is the roof structurally sound and free of leaks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) The age of the roof is _____ years OR date installed _____ | | | |
| (c) Has the roof ever leaked during your ownership? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?
If yes, please explain: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system?
If yes, please explain: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

6. Pools; Hot Tubs; Spas

Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.

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|--|--------------------------|-------------------------------------|--------------------------|
| (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s):
<input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none | | | |
| (b) Has an in-ground pool on the Property been demolished and/or filled? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

7. Sinkholes

Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has any insurance claim for sinkhole damage been made?
If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain:
_____ | | | |

Seller PSB () and Buyer () () acknowledge receipt of a copy of this page, which is Page 2 of 4
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- | | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|---|--------------------------|-------------------------------------|--------------------------|
| 8. Homeowners' Association Restrictions; Boundaries; Access Roads | | | |
| (a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)
Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are there any proposed changes to any of the restrictions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any driveways, walls, fences, or other features shared with adjoining landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there boundary line disputes or easements affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____ | | | |
| (i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____ | | | |

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|--|-------------------------------------|-------------------------------------|--------------------------|
| 9. Environmental | | | |
| (a) Was the Property built before 1978?
If yes, please see Lead-Based Paint Disclosure. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____ | | | |

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| 10. Governmental, Claims and Litigation | | | |
| (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any claims filed against your homeowner's Insurance policy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller (PSB) () and Buyer () () acknowledge receipt of a copy of this page, which is Page 3 of 4
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Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, Donald S Carveiro & Norma R Carveiro revocable trust, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 1425 Glen Haven Drive, Merritt Island FL 32952

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller has has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller has has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller has has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: *Donald S Carveiro*

Date: 06/24/2026

Seller: _____

Date: _____

Copy provided to Buyer on _____ by email facsimile mail personal delivery.

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Donald S Carveiro & Norma R Carveiro Revocable Trust (SELLER) and _____ (BUYER)

concerning the Property described as 1425 Glen Haven Dr Merritt Island FL 32952

Buyer's Initials _____

Seller's Initials PSB

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- PSB (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
 - Known lead-based paint or lead-based paint hazards are present in the housing.
 - Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- PSB (b) Records and reports available to the Seller (CHECK ONE BELOW):
 - Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 - Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Buyer has (CHECK ONE BELOW):
 - Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- GM (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> SELLER <small>Donald S Carveiro & Norma R Carveiro Revocable Trust</small>	<u>06/24/2026</u> Date	_____	_____
_____	_____	BUYER	Date
<u>[Signature]</u> SELLER <small>Gerard McCann</small>	<u>06/23/2026</u> Date	_____	_____
Listing Licensee Gerard McCann	Date	BUYER	Date
_____	_____	Selling Licensee	Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.



Main Office - 310 Cheney Hwy, Titusville, FL 32780
Phone - 321.607.6836 Email - info@propertymarketersllc.com

Buyer/Seller Disclosure & Information:

Property Address: 1425 Glen Haven Drive, Merritt Island FL 32952

1. **Legal Advice:** Buyer/Seller hereby acknowledges that Property Marketers LLC and its agents and employees are not lawyers duly licensed to practice law in the State of Florida. The buyer further acknowledges that the Broker may not provide legal advice, nor representation in any proceeding, action, arbitration, or otherwise. The buyer hereby agrees to rely solely on licensed and duly qualified attorneys for any legal advice on all matters regarding this transaction. Broker recommends that the buyer/seller engage the services of a real estate attorney to review all documents and render legal advice for this transaction.
2. **Tax Advice:** Buyer/Seller hereby acknowledges that Broker and its agents and employees do not and cannot render tax advice, account services, 1031 exchange advice, advice regarding the Foreign Investment in Real Property Tax Act, or such other and further advice regarding taxes associated with this transaction. The buyer/seller acknowledges and agrees to use licensed accounting professionals duly qualified to render such services. The buyer/seller acknowledges that (s)he/it has not received any such advice regarding any tax matters or issues from the Broker or Broker's agents & employees.
3. **Buyer Mortgage/Loan Costs:** Buyer is to obtain Loan Estimate from Buyer's lender prior to making an offer on the property. Federal Law requires mortgage lenders to provide a Loan Estimate to Buyers outlining the costs associated with the purchase of the property. Brokers are not qualified to provide opinions regarding the costs associated with procuring or closing on residential or commercial loans. The buyer hereby agrees to direct any questions regarding the nature of any prospective loan, mortgage or otherwise to their lender of choice.
4. **Wire Transfers, Emails, Fraud:** Buyer/Seller hereby acknowledges the risks associated with electronic transfers of funds and wire transfers. Upon receipt of an email containing wire instructions, ACH payment information, or electronic funds transfer information, Buyer/seller hereby agrees to call and verify with the title company or attorney assigned to close this particular transaction to verify the authenticity of the wire instructions. The buyer/seller also acknowledges the inherent risks associated with the use of electronic mail. Electronic mail is susceptible to interception at any time by third parties. Broker hereby refuses any responsibility associated with Buyer/Seller maintenance or use of an electronic mail account.
5. **Condition of Property:** Applicable Florida law requires that sellers of property in Florida disclose detrimental conditions upon the property which materially affect the value thereof to any prospective purchaser of the property. The buyer hereby stipulates and agrees to read and make reasonable inquiry to any conditions reflected in the Seller's Property Disclosure Statement, if available, prior to making an offer. The buyer acknowledges that Broker and Brokers agents and employees are not licensed to inspect real property in the State of Florida and will not render any professional opinions as to the condition of the property. The buyer hereby agrees to complete a thorough inspection, either individually or through a licensed property inspector, of the property, prior to purchase and within the inspection period of the contract, for any such adverse or detrimental conditions. Buyer hereby expressly agrees to indemnify and hold Broker and Brokers agents and employees for any damages, claims, causes of action, demands, or otherwise that arise or may arise from Buyer's inspection of the property, regardless of whether a licensed property inspector was used without regard to whether such licensed property inspector was referred to Buyer by Broker or Broker's agents and employees.
6. **Termites and Wood Destroying Organisms:** Neither Broker nor Broker's agents are experts concerning termites and other wood destroying organisms or their presence in a building, structure, or portion thereof on or about the property. Broker and Brokers agents and employees make no claim at the presence of such termites or wood destroying organisms and refuse any responsibility for their presence of damage which may be present or affect the property. Buyer hereby agrees to hire or contract with a licensed inspector, at Buyer's discretion, to complete an inspection for the presence of wood destroying organisms. Buyer hereby expressly agrees to indemnify and hold Broker and Brokers agents and employees for any damages, claims, causes of action, demands, or otherwise that arise or may arise from Buyer's inspection of the property, regardless of whether a licensed termite and wood destroying organism inspector was used and without regard to whether such licensed real estate inspector was referred to Buyer by Broker or Broker's agents or employees.
7. **Mold:** Mold, mildew, spores or other microscopic organisms or allergens (collectively referred to as "Mold") are environmental conditions common to residential properties. Mold in some forms has been reported to be toxic and adverse to human health and property value. Buyer hereby agrees to hire, or contract with, a licensed inspector, at Buyer's discretion to complete an inspection for the presence of Mold. Neither Broker and Broker agents and employees are experts concerning Mold or its presence in a building, structure, or portion thereof on or about the property. Buyer hereby expressly agrees to indemnify and hold, Broker and Brokers agents and employees for any damages, claims, causes of action, demands or otherwise that arise or may arise from Buyer's inspection of the property, regardless of whether such licensed Inspector was referred to Buyer by Broker or Brokers agents and employees.
8. **Defective Drywall:** Some residential and commercial properties in the State of Florida may have been built or renovated utilizing potentially defective drywall or drywall material. Such defective drywall or drywall materials may emit levels of hazardous chemicals such as sulfur and methane or other volatile organic compounds which may cause corrosion of air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring and other household items, as well as cause or create a noxious odor which poses health risks to occupants; Neither Broker or Brokers agents and employees are experts concerning defective drywall or its presence in a building, structure, or portion thereof on or about the property. Buyer hereby expressly agrees to indemnify and hold Broker and Brokers agents and employees for any damages,

claims of action, demands, or otherwise that arise or may arise from Buyer's inspection of the property, regardless of whether a licensed inspector was used without regard to whether such licensed inspector was referred to Buyer by Broker or Brokers agents and employees.

9. **Property Information:** Information related to property dimensions, age, boundaries, square footage calculations, room sizes, property tax assessments, mortgages, building specifications, compliance with zoning laws or building codes, use restrictions, location in relation to amenities and services, and school zones and otherwise not guaranteed. Buyer acknowledges and agrees that Broker and Brokers agents and employees do not warrant, guarantee, or provide verification of such preventative measures necessary to safeguard the property and the Buyer's financial interest therein. The buyer hereby expressly agrees to indemnify and hold Broker and Brokers agents and employees for any damages, claim, causes of action, demands, or otherwise that arise or may arise from Buyer's procurement of such services of, upon, for or regarding the property, regardless of whether such a licensed professional was used and without regard to whether such licensed professional was referred to Buyer from Broker or Broker's agents and employees.
10. **Deed Restrictions, HOA/COA:** Buyer/seller hereby acknowledges that some communities are subject to deed restrictions, restrictive covenants, covenants running with the land, or covenants, conditions, and restrictions of a homeowner's association or condominium association which may affect the ability to use and enjoy the property. The buyer hereby agrees to make a thorough inquiry into such land use restrictions, either individually, or through a licensed real estate attorney.
11. **Property Taxes:** Buyer acknowledges that the ownership of real property coincides with payment of taxes incident to such ownership of real property. The buyer agrees to make a thorough and reasonable inquiry into the nature and number of yearly assessments of property and related taxes and assessments before agreeing to purchase the property. The buyer acknowledges that Florida Homestead Law and the Florida Constitution limit the annual increase of property taxes for properties determined to be the homestead of its owner. The sale of the property may result in a reassessment of the property appraiser's appraised value of the property, resulting in an increase in property and related taxes and other assessments. The buyer agrees to consult a licensed tax professional to determine the property tax assessment amount.
12. **School District:** It is the sole responsibility of the Buyer to verify the school districts applicable to the property. School data is subject to change due to government action. The buyer recognizes and understands that Broker and Brokers agents and employees use information from the Multiple Listing service to determine school information. Broker and Brokers agents and employees make no representation, warranty, or verification as to the actual school zone in which the property lies or any changes that may be made.
13. **Sexual Offenders:** Pursuant to Florida Law, the Florida Department of Law Enforcement (FDLE) is tasked with maintaining a database of sexual predators and sexual offenders to enable the public to request information about such individuals who may be living in or near their communities. A Buyer who deems this information important should consult with FDLE, prior to entering a contract for sale and purchase.
14. **Document Retention:** Brokers are required to keep all documents concerning real estate transactions for a period of five years. Please contact the Broker to request any documentation which you require concerning this transaction. A transaction fee of up to *499.00 USD may be charged to the Buyer/Seller and paid to Broker at dosing. This fee will appear as a Buyer/Seller charge on the closing statement provided to the Buyer/Seller prior to dosing. This fee is applied to administrative fees, operations brokerage functions including but not limited to transaction management, compliance with FREC (Florida Real Estate Commission) regulations, storage of files, and maintenance of records for time periods required by law. *Fee applicable only to Property Marketers LLC represented party.
15. **Zoning/Property Usability:** Buyer beware, buyer must research property usability. Property Marketers LLC Broker, Agents, and employees will not be liable for any changes by local and/or state government agencies, Homeowners associations, or any other applicable governing bodies that have the power to amend applicable laws that could affect the usability of this property.
16. **Hold Harmless:** Hold Broker and Broker's agents and employees harmless.

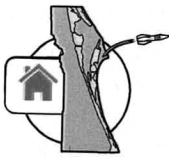
Broker and Broker's agents and employees can only make referrals but cannot warrant or undergo any work or liability done by the vendors or referrals made including but not limited to: Inspectors, Contractors, AC Contractors, Handyman, Electricians, Pool Contractors, Appraisers, Landscapers, Movers, Printer, Marine Contractors, etc. Buyer/Seller acknowledge if they ask Broker or Broker's agents or Broker's employees for a referral, that it is the sole responsibility of the Buyer/Seller who is selected. Property Marketers LLC is proud to support and partake in all Equal Opportunity and Fair Housing Guidelines.

Broker, Broker's agents, and Broker's employees are not to be held responsible for any neglect, wrongdoing, or injury by any referrals made and/or recommended. It is further understood and agreed that the undersigned here shall indemnify and hold harmless Property Marketers LLC, Broker, Broker's agents, and Broker's employees from any further liability involved for any loss or damage that the undersigned might incur as a result of any referral made. *By signing below. Buyer/Seller acknowledge the disclosure statement above.

<hr/>	<hr/>
Buyer Signature	Seller Signature
Date	Date

Phyllis S. Bell 06/24/2026

<hr/>	<hr/>
Buyer Signature	Seller Signature
Date	Date



REAL PROPERTY DETAILS
Account 2437999 - Roll Year 2025

Owners	DONALD S CARVEIRO & NORMA R CARVEIRO REVOCABLE TRUST
Mailing Address	1425 GLEN HAVEN DR MERRITT ISLAND FL 32952
Site Address	1425 GLEN HAVEN DR MERRITT ISLAND FL 32952
Parcel ID	24-37-30-82-D-17
Taxing District	2200 - UNINCORP DISTRICT 2
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0130 - CANAL FRONT
Plat Book/Page	0016/0045
Subdivision	GLEN HAVEN SUBD SEC 2B
Land Description	GLEN HAVEN SUBD SEC 2B LOT 17 BLK D



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$450,320	\$466,230	\$418,460
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$450,320	\$176,140	\$171,010
Assessed Value School	\$450,320	\$176,140	\$171,010
Homestead Exemption	\$0	\$25,000	\$25,000
Additional Homestead	\$0	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$5,000
Taxable Value Non-School	\$450,320	\$126,140	\$116,010
Taxable Value School	\$450,320	\$151,140	\$141,010

SALES / TRANSFERS

Date	Price	Type	Instrument
02/12/2023	--	DC	9734/2599
11/10/2014	--	WD	7261/2610
07/30/1999	\$135,000	WD	4037/3054
11/01/1985	\$74,500	WD	2646/2080
10/31/1983	\$60,000	WD	2468/0863
07/11/1963	\$18,500	WD	0603/0476

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1963
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,518	Screen Enclosure	357
Enclosed Por	294	Screen Enclosure	385
Garage	266	Pool - Residential	1
Open Porch	68	Dock Roof - Shingle	915
Utility Room	140	Dock	1,235
Total Base Area	1,518	All Screen - 1 Story	342
Total Sub Area	2,286	Covered Patio	472