



SELLERS DISCLOSURES

NOTICE TO SELLER In Florida, a seller of residential property must disclose any known facts that materially and negatively affect the value of the Property and are not easily seen or known by the buyer. This disclosure is intended to help Seller provide important information about the Property and assist Buyer in evaluating the Property.

NOTICE TO BUYER This disclosure is based only on Seller's current knowledge of the Property as of the date it is signed. It is not a warranty by Seller and is not a representation or guarantee by any real estate broker or agent. Buyer should not rely on this disclosure as a substitute for inspections, warranties, or professional advice.

Do you currently occupy the Property? Yes No

If not, when did you vacate the property? _____

Is the Property tenant occupied? Yes No

If yes, is there a written lease? Yes No

Date lease began _____ Deposit amount \$ _____ Date lease ends _____ Monthly payment due under lease \$ _____ Date payable _____

PROPERTY INFORMATION

Are you aware of any appliances that are leased such as the water heater, HVAC system? Yes No

What is the type of Electrical Wiring: Copper Aluminum Unknown

Does the property have a generator hook-up? Yes No

Is your range Gas or Electric?: Gas Electric Unknown

Security/Alarm System: Owned Rented Company _____

Fireplace: Wood Gas Electric

Do you have a garage door opener: Yes No -If yes, how many remotes _____

Cluster Mailbox and Key-Box Number _____

Water Softener/Treatment System Owned Leased Unknown

ROOF

What is the approximate age of the roof? 2020

Has the roof ever leaked? Yes No Unknown

If yes, what was done to correct the leak(s)? _____

Has the roof been replaced or repaired or re-roofed over existing shingles during your ownership of the Property? Yes No

Are you aware of any current problems affecting the roof? Yes No

Do you have storm shutters/panels? Yes No

AIR CONDITIONING/HEATING

What is the age of the A/C? 2017 Window Units Central Gas

Are you aware of any problems affecting the A/C and/or heat? Yes No

If heat pump, type: _____

Air condenser age _____ Air handler age _____

Are you aware of any malfunction, condensation problem or defect regarding these items or ductwork since you have owned the Property? Yes No

PLUMBING

Are you aware of any of the following water/drain pipes on the property? Please select all that apply. Copper PVC Polybutylene Cast Iron Other

Have you updated any portion of the plumbing system? Yes No If yes, please explain: _____

Are you aware of any problems with the plumbing system/fixtures? Yes No

Are you aware of any leaks, back-ups, water or sewer/septic tank problems? Yes No

What is your drinking water supply source? Public Private (*Well on Property*) Shared well.

If your water is from a well, have there ever been repairs/replacements to the well or pump? Yes No

Has the well water ever been tested? Yes No

Water Heater: Age 1994 Electrical Solar Gas Rented or leased to own Is the property connected to the public sewer system? Yes No

Is there a septic tank system? Yes No- How many? _____

Where is the tank & drain-field located? _____

When was the septic tank last pumped? _____

Age of septic tank _____

Age of drain field _____

Service company: _____

Are you aware of any past or present leaks, backups, etc. relating to or affecting water and/or sewer? Yes No

Are you aware of any past or present drainage/flood problems affecting the property? Yes No

Are you aware of any past or present water intrusion, accumulation of water or dampness affecting the interior or exterior of any part of the improvements or the land, including any crawl spaces? Yes No

Are you aware of any insurance claims filed for water intrusion? Yes No

Sprinkler System:

Is it operational? Yes No

Well City Gray Water Unknown

Do you have a separate water supply source for irrigation? Yes No

If yes, Irrigation Meter Shallow Well Unknown

ELECTRICAL/ENERGY SYSTEM

Have you updated any portion of the electrical system? Yes No
Are you aware of any damaged or malfunctioning switches, receptacles, wiring or any problem with the electrical system/fixtures? Yes No
Does the Property have any aluminum, knob-and-tube or cloth wiring? Yes No

BOUNDARIES

Do you have a copy of your property survey? Yes No
Have any changes been made since the survey? Yes No
Are you aware of any encroachment or unrecorded easements relating to or affecting this property? Yes No

ADDITIONAL/REMODELS/MISC

Has there been fire, wind, or flood damage that required repair? Yes No
Have there been any additions, structural changes, or alterations to the property? Yes No Unknown
Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations? Yes No
Are there currently any open permits or any unpermitted work being done to the home? Yes No Unknown
Has there ever been a fire in the house? Yes No Unknown
Has there been repairs to the seawall? Yes No Unknown
Was any of the work in violation of any building codes? Yes No Unknown
Were there any additions, structural changes or other alterations made to the Property by any previous owner? Yes No Unknown
Are you aware of any problems, or made any repairs to the dock? Yes No
Are you aware of any problems with or made any repairs to the boat lift? Yes No
Are you aware of any hazards (ex. Sliding, settling, movement, upheaval or earth stability problems) that have occurred on the property or in the immediate neighborhood? Yes No
Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any structurally sound and free of leaks. Yes No Unknown

POOL/SPA OR HOT TUB

What type of pool/spa or hot tub filtration system do you have? : Chlorine Salt Pool
Equipment: Age _____
Type: Natural Gas Electric Solar Propane
The pool/spa has the following safety features (as defined by Section 515, Florida Statutes):
 Enclosure that meets the pool barrier requirements Approved safety pool cover
 Required door and window exit alarms Required door locks
Has an in-ground pool on the property been demolished and filled in? Yes No
Have repairs/replacements ever been made to any item mentioned above? Yes No
Has the pool been refinished during your ownership Yes No If yes, when? _____

HOMEOWNERS ASSOCIATION

Is this property subject to rules or regulations of any HOA? Yes No
Amount: _____ Frequency: _____

Contact Name & Phone Number for the association: _____

- Are any of your Association fees delinquent? Yes No Unknown
- Are you aware of any pending Association special assessment(s)? Yes No Are there any restrictions to leasing the Property? Yes No Unknown
- Are you aware of any proposed changes to any of the restrictions? Yes No
- Is the Property part of a Community Development District (CDD)? Yes No
- Do you have the facility keys? Yes No
- Do you have any gate remotes for the new buyers? If so, how many? _____ Yes No
- Does the condo association have a right of first refusal? Yes No Unknown

WOOD-DESTROYING ORGANISMS

- Has there been any damages or repairs from termite/pest control in the last 5 years on the house or structures on property? Yes No
- Do you have a Termite Bond policy in force? Yes No Is the service agreement or bond transferable? Yes No Unknown
- Is the Property currently under service agreement or bond for wood-destroying organisms with a licensed pest control company? Yes No
- Are you aware of any past or present infestation or damage to the Property caused by any wood-destroying organisms, including fungi? Yes No

MISCELLANEOUS

- Do you know of any violation of local, state, or federal government laws or regulations relating to this property? Yes No
- Any unusual bonds/assessments that apply to this property? Yes No
- Are you aware of any problems with driveways, walkways, patio, retaining walls, or party walls? Yes No
- Are you aware of any other facts, conditions, or circumstances which may affect the value, beneficial use or desirability of this property? Yes No Unknown

SOLAR PANEL SYSTEM To your knowledge, when was the System installed? _____

The contact information for the solar company is as follows:

(Name) _____ (Address) _____
 (Phone) _____ (Website) _____

The financial status of the System is (check applicable box): If subject to a Lease, PPA, or System Financing please attach a copy of the applicable documentation.

- Subject to a power purchase agreement (“PPA”) Financed by an unpaid load (“System Financing”) Owned free and clear Subject to an existing lease agreement (“Lease”)

Are you aware of any past or present problems with the System and its individual components (including, but not limited to, solar panels, inverters, charge controllers, batteries, battery charge controller, backup generator, solar array disconnect, power meter, and/or power converter and cables)? Yes No

UTILITIES

Who is your cable provider Spectrum
 Who is your water provider City of Cocoa
 Who is your electrical provider FPL

What are the trash days? Monday and Thursday

Chinese/Defective Drywall (2001-2009)

During the time Florida was experiencing building material shortages, some homes were built or renovated using defective drywall imported from or manufactured in China. Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator coils, copper tubing, electrical wiring, computer wiring and other household items as well as create noxious odors which may also pose health risks.

Seller's Knowledge: Except as indicated below, Seller has no knowledge of the presence of Chinese/defective drywall or of any records or reports pertaining to Chinese/defective drywall affecting the Property: (describe all known Chinese/defective drywall information and list all available documents pertaining to Chinese/defective drywall and provide documents, if any, to Buyer before accepting Buyer's offer) _____

SELLER ACKNOWLEDGEMENT

Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty of any kind. Seller hereby authorizes disclosures of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyers in writing within 5 business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller *Jolee Passerini* / 06/30/26 Date:

Seller _____ / _____ Date:

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer _____ / _____ Date:

Buyer _____ / _____ Date: