

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:

4884 Caldwell Ct

Cocoa

FL

32927

(the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? Never occupied)

1. Structures; Systems; Appliances

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (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? | ☒ | ☐ | ☐ |
| (b) Is seawall, if any, and dockage, if any, structurally sound? | ☐ | ☐ | ☐ |
| (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? | ☒ | ☐ | ☐ |
| (d) Does the Property have aluminum wiring other than the primary service line? | ☐ | ☒ | ☐ |
| (e) Are any of the appliances leased? If yes, which ones: _____ | ☐ | ☒ | ☐ |
| (f) If any answer to questions 1(a) – 1(c) is no, please explain: _____ | | | |

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? | ☐ | ☒ | ☐ |
| (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? | ☒ | ☐ | ☐ |
| (c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____ | | | |

Termite bond in place

3. Water Intrusion; Drainage; Flooding

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) Has past or present water intrusion affected the Property? | ☐ | ☒ | ☐ |
| (b) Have past or present drainage or flooding problems affected the Property? | ☐ | ☒ | ☐ |
| (c) Is any of the Property located in a special flood hazard area? | ☐ | ☒ | ☐ |
| (d) Is any of 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 3(a) - 3(d) is yes, please explain: _____ | | | |

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

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? ☒ public ☐ private ☐ well ☐ other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☐	☐	☐
(c) Do you have a water treatment system? If yes, is it ☐ owned ☐ leased?	☐	☒	☐
(d) Do you have a ☒ sewer or ☐ 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?	☐	☒	☐
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	☐	☒	☐
(g) Have there been any plumbing leaks since you have owned the Property?	☐	☒	☐
(h) Are any polybutylene pipes on the Property?	☐	☒	☐
(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			
(a) To your knowledge, is the roof structurally sound and free of leaks?	☒	☐	☐
(b) The age of the roof is _____ years OR date installed <u>2025</u>			
(c) Has the roof ever leaked during your ownership?	☐	☒	☐
(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: _____	☐	☒	☐
(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: _____	☐	☒	☐
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.			
(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): ☐ enclosure that meets the pool barrier requirements ☐ approved safety pool cover ☐ required door and window exit alarms ☐ required door locks ☐ none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	☐	☒	☐
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?	☐	☒	☐
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no	☐	☒	☐
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

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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.	☒	☐	☐
(b) Are there any proposed changes to any of the restrictions?	☐	☒	☐
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	☐	☒	☒
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	☐	☒	☐
(e) Are there boundary line disputes or easements affecting the Property?	☐	☒	☐
(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)?	☐	☒	☐
(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? ☐ yes ☐ no	☐	☒	☐
(h) Are access roads ☒ private ☐ 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: _____			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	☐	☒	☐
(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?	☐	☒	☐
(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?	☐	☒	☐
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	☐	☒	☐
(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?	☐	☒	☐
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	☐	☒	☐
(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?	☐	☒	☐
(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?	☐	☒	☐
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	☐	☒	☐

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- (f) Are there any zoning violations or nonconforming uses? ☐ ☒ ☐
- (g) Are there any zoning restrictions affecting improvements or replacement of the Property? ☐ ☒ ☐
- (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property? ☐ ☒ ☐
- (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property? ☐ ☒ ☐
- (j) Are any improvements located below the base flood elevation? ☐ ☒ ☐
- (k) Have any improvements been constructed in violation of applicable local flood guidelines? ☐ ☒ ☐
- (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits? ☐ ☒ ☐
- (m) Are there any active permits on the Property that have not been closed by a final inspection? ☐ ☒ ☐
- (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? ☐ ☒ ☐
- (o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____
- _____
- (p) Is the Property located in a historic district? ☐ ☒ ☐
- (q) Is the Seller aware of any restrictions as a result of being located in a historic district? ☐ ☒ ☐
- (r) Are there any active or pending applications or permits with a governing body over the historic district? ☐ ☒ ☐
- (s) Are there any violations of the rules applying to properties in a historic district? ☐ ☒ ☐
- (t) If the answer to 10(q) - 10(s) is yes, please explain: _____
- _____

11. 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.**

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

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: *John Dean Staccato* / John Walter Gotti
(signature) (print)

Seller: *John Dean Staccato* / John Dean Staccato
(signature) (print)

Date: *Aug 25, 2026*

Date: *Aug 28, 26*

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 *JD* and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 4 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, John Walter Gotti and John Dean Staccato, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 4884 Caldwell Ct, Cocoa FL 32927

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: John Dean Staccato

Date: Aug 25th 2026

Seller: John W Gotti

Date: Aug 25th 2026

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



When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

John Walter Gotti John Dean Staccato (SELLER)
and _____ (BUYER)
concerning the Property described as 4884 Caldwell Ct
Cocoa FL 32927

Buyer's Initials JWS Seller's Initials JDS JSK

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Watermark Phase 1 And 2
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 95.00 PER month. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE BUYER

DATE BUYER

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)

PART B.

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE): ☐ is ☒ is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than _____ (if left blank, then 5) days prior to Closing. Within _____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.
2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**
 - (a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:
\$ 95 per month for _____ to _____
\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____
 - (b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE): ☐ Buyer ☐ Seller (if left blank, then Buyer) shall pay installments due after Closing Date. If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.
 - (c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Contact Person _____
Phone _____
Email _____

Contact Person _____
Phone _____
Email _____

Additional contact information can be found on the Association's website, which is:

www. _____



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

Buyer/Seller Disclosure & Information:

Property Address: 4884 Caldwell Ct, Cocoa FL 32927

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 closing. This fee will appear as a Buyer/Seller charge on the closing statement provided to the Buyer/Seller prior to closing. 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.

Buyer Signature

Date

Buyer Signature

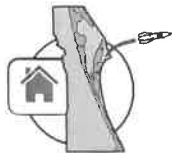
Date

Seller Signature

Date

Seller Signature

Date



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

REAL PROPERTY DETAILS

Account 3036596 - Roll Year 2026

Owners	GOTTI, JOHN WALTER; STACCATO, JOHN DEAN
Mailing Address	4884 CALDWELL CT COCOA FL 32927
Site Address	4884 CALDWELL CT COCOA FL 32927
Parcel ID	23-36-30-51-C-7
Taxing District	1900 - UNINCORP DISTRICT 1
Exemptions	DICV - DISABILITY - CIVILIAN HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL SNCO - SENIOR - COUNTY WDWH - WIDOWER'S EXEMPTION FOR HUSBAND
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.11
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0075/0069
Subdivision	WATERMARK PHASE 1 AND 2
Land Description	WATERMARK PHASE 1 AND 2 LOT 7 BLK C



VALUE SUMMARY			
Category	2026	2025	2024
Market Value	\$351,610	\$30,000	\$0
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$351,610	\$30,000	\$0
Assessed Value School	\$351,610	\$30,000	\$0
Homestead Exemption	\$25,000	\$0	\$0
Additional Homestead	\$26,411	\$0	\$0
Other Exemptions	\$60,000	\$0	\$0
Taxable Value Non-School	\$290,199	\$30,000	\$0
Taxable Value School	\$316,610	\$30,000	\$0

SALES / TRANSFERS			
Date	Price	Type	Instrument
09/23/2025	\$348,100	WD	10451/1911
05/06/2025	--	FJ	10328/2905
04/22/2025	--	FJ	10316/0411

BUILDINGS			
PROPERTY DATA CARD #1			
Building Use: 0110 - SINGLE FAMILY RESIDENCE			
Materials		Details	
Exterior Wall:	HRDYBRD SIDING , STUCCO	Year Built	2025
Frame:	WOOD FRAME , MASNRYCONC	Story Height	9
Roof:	ASPH/ASB SHNGL	Floors	2
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	
Sub-Areas		Extra Features	
Base Area (1st)	966	No Data Found	
Base Area (2nd)	1,319		
Garage	441		
Open Porch	144		
Open Porch	96		
Total Base Area	2,285		
Total Sub Area	2,966		