



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 991 TUPELO CIRCLE Date: 8-31-2026
COCOA FL 32926 Date Purchased: _____

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered to the best of the Sellers knowledge.

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Does the Seller currently occupy the property?	<u>✓</u>	_____	_____
Is any part of the property leased?	_____	<u>✓</u>	_____
Does anyone claim an easement on or a right to use all or some of the property?	_____	<u>✓</u>	_____

HOUSE SYSTEMS

Are you aware of any problems affecting:	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Electrical wiring? ___ copper ___ aluminum ___ other ___ ___ generator hook-up	_____	<u>✓</u>	_____
Pool/Hot Tub/Spa? Age ___ Chlorine ___ Salt ___	_____	<u>✓</u>	<u>N/A</u>
Pool Equipment? Age ___	_____	<u>✓</u>	<u>N/A</u>
Refrigerator: Age <u>3</u> Ice Maker: Age <u>3</u>	_____	<u>✓</u>	_____
Ice Maker:	_____	<u>✓</u>	_____
Dishwasher: Age <u>3</u>	_____	<u>✓</u>	_____
Range: Age <u>3</u> ___ gas <u>✓</u> electric	_____	<u>✓</u>	_____
Disposal: Age <u>3</u>	_____	<u>✓</u>	_____
Microwave: Age <u>3</u>	_____	<u>✓</u>	_____
Water Heater: <u>3</u> electric ___ solar ___ gas ___ rented	_____	<u>✓</u>	_____
Washer: Age <u>3</u>	_____	<u>✓</u>	_____
Dryer: Age <u>2</u> ___ electric ___ gas ___ rented	_____	<u>✓</u>	_____

Buyer Initial(s) _____

Page | 1

Seller Initial(s) PL PL

Are you aware of any problems affecting:**YES NO EXPLAIN****Miscellaneous: (where applicable)**Sprinkler System: ☐ well ☒ city ☐ gray water☐ ☒ ☐Security/Alarm System: ☐ owned ☐ rented☐ ☒ ☐

(Company Name _____)

Fireplace: ☐ wood ☐ gas ☐ other☐ ☒ N/A

Paddle Fans: # of fans _____

☐ ☒ ☐

Intercom System:

☐ ☐ ☐Garage Door Opener: 2 number of remotes☐ ☒ ☐

Water Treatment System:

☐ ☒ ☐

Type? _____

Central Vacuum System:

☐ ☐ ☐**ROOF/STORM SHUTTERS****YES NO EXPLAIN**Roof? Type: asphalt Age: 3☐ ☒ ☐

Has the roof ever leaked?

☐ ☒ ☐

Has the roof ever been repaired?

☐ ☒ ☐

Are you aware of any problems affecting the roof?

☐ ☒ ☐Do you have storm shutters/panels? ☒ yes ☐ no
(If yes, on ☒ windows ☒ doors)☐ ☐ ☐

What materials are the shutters made of?

☐ ☐ ☐☒ metal ☐ wood ☐ vinyl ☐ otherAre the storm shutters ☒ manual ☐ electrical☐ ☐ ☐

Are the storm shutters operational?

☒ ☐ ☐**AIR CONDITIONING / HEATING****YES NO EXPLAIN**Does the house have A/C &/or heating? Age 3☒ ☐ ☐☐ window units ☒ central ☐ space heaters ☐ gas heat ☒ electric heat ☐ heat pump☐ ☐ ☐

Are you aware of any problems affecting the A/C and/or heat?

☐ ☒ ☐

Buyer Initial(s) _____

Page | 2

Seller Initial(s) EL PL

SEWAGE/PLUMBING

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Plumbing? ____Copper <u>✓</u> PVC ____Other	____	<u>✓</u>	_____
Is the property connected to the public sewer system?	<u>✓</u>	____	_____
Is there a septic tank/cesspool system?	____	<u>✓</u>	_____
Where is the tank & drain-field located? _____			
Date last drained: _____ Service Company: _____			
Are you aware of any past or present leaks, backups, etc. relating to or affecting water and/or sewer?	____	<u>✓</u>	_____

DRAINAGE/WATER

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Is this property located in a flood zone?	____	<u>✓</u>	_____
Has the property ever had a drainage or flooding problem?	____	<u>✓</u>	_____
Are you aware of any problems affecting drainage/flooding?	____	<u>✓</u>	_____

BOUNDARIES

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Have you ever had a survey of your property done?	<u>✓</u>	____	_____
If yes, do you have a copy?	<u>✓</u>	____	_____
Have any changes been made since the survey?	____	<u>✓</u>	_____
Are you aware of any encroachment or unrecorded easements relating to or affecting this property?	____	<u>✓</u>	_____

ADDITIONAL/REMODELS/MISC

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Were any additions or changes made to your property?	<u>✓</u>	____	<u>Fence</u>
Were all the necessary permits & government approvals obtained for additions or changes made by you?	<u>✓</u>	____	_____

Buyer Initial(s) _____

Page | 3

Seller Initial(s) RL PJ

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Are there currently any open permits or any unpermitted work being done to the home?	___	<u>✓</u>	_____
Has there ever been a fire in the house?	___	<u>✓</u>	_____
Has there been repairs to the seawall?	___	___	<u>N/A</u>
Are you aware of any problems with or repairs to the dock?	___	___	<u>N/A</u>
Are you aware of any problems with or repairs to the boat lift?	___	___	<u>N/A</u>
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?	___	<u>✓</u>	_____

HOMEOWNERS ASSOCIATION

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Is this property subject to rules or regulations of any HOA?	<u>✓</u>	___	_____
Amount: <u>475.00</u> Frequency: <u>YEARLY</u>			
Contact Name & Phone Number: <u>BP DAVIS PROPERTY MANAGEMENT 321-784-2091</u>			

TERMITE

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Has there been any damages or repairs from termite/pest control in the last 5 years on the house or structures on property?	___	<u>✓</u>	_____
Type of damage: _____			
Do you have a Termite Bond policy in force?	___	___	_____
Company Name: _____ Yearly Amount: _____ Transfer Fee: _____			

MISCELLANEOUS

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
To your knowledge, did the property have any Urea-Formaldehyde or asbestos materials used in construction?	___	<u>✓</u>	_____
Do you know of any violation of local, state, or federal government laws or regulations relating to this property?	___	<u>✓</u>	_____
Any unusual bonds/assessments that apply to this property?	___	<u>✓</u>	_____
Amount: _____			
Have you had a radon inspection?	___	<u>✓</u>	_____
Are you aware of any problems with driveways, walkways, patio, retaining walls, or party walls?	___	<u>✓</u>	_____
Are you aware off any other facts, conditions, or circumstances which may affect the value, beneficial use or desirability of this property?	___	<u>✓</u>	_____
Buyer Initial(s) <u>RL</u> <u>PJ</u>			

REPORTS

Please attach copies of all existing reports. (Such as termite inspection, surveys, appraisals, termite bond information, homeowners/condo restrictions or documents, etc.)

THE ABOVE INFORMATION IN TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOUT. FLORIDA EAST COAST REAL ESTATE, INC. IS HEREBY AUTHORIZED TO FURNISH THE FOREGOING INFORMATION TO ANY MULTIPLE LISTING SERVICE OF WHICH FLORIDA EAST COAST REAL ESTATE, INC. IS A MEMBER OF AND TO ANY PROSPECTIVE PURCHASER.

Russell E. Lenneman

Seller

Paula A. Lenneman

Seller

I ACKNOWLEDGE THAT I/WE RECEIVED A COPY OF THIS REAL PROPERTY DISCLOSURE ON _____.

Buyer

Buyer

Buyer Initial(s) _____

Seller Initial(s) RL PL

Are there any repairs, remodels, issues with the home that were not mentioned in the previous pages?
If so, please list below with corresponding dates.

INSTRUCTIONS TO SELLER: If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify Buyer. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of the date signed below.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Sellers knowledge on the date signed by Seller below.

Seller: Russell E. Lenneman / Russell E. Lenneman, Trustee Date: 8/31/2026
(signature) (print)
Seller: Paula A. Lenneman / Paula A. Lenneman, Trustee Date: 8/31/2026
(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)

Buyer Initial(s) _____

Seller Initial(s) RL PL