THE Fine Team

SELLER FAQ SHEET

HOA DETAILS (IF APPLICABLE)

HOA NAME:

Hammock Shores Property Owner's Association (Showcase Association Management)

MONTHLY / QUARTERLY DUES:

$85 monthly

WHAT IS INCLUDED IN HOA FEES?

Roads, street lights, landscaping at entrance of the development

ANY SPECIAL ASSESSMENTS CURRENTLY IN PLACE?

No

HOA RESTRICTIONS BUYERS SHOULD KNOW ABOUT:

Normal HOA restrictions

CONTACT INFORMATION [IF AVAILABLE]: Shannon Byrd 321-576-9677

IAN & TAYLOR FINE

(321-483-0210

THEFINETEAMBREVARD.COM

office@thefineteambrevard.com

LOKATION® REAL ESTATE

THE Fine Team

SELLER FAQ SHEET

MAJOR SYSTEMS

ROOF – YEAR INSTALLED/REPLACED: Original 2015

HVAC SYSTEM – YEAR INSTALLED/REPLACED: 2015

WATER HEATER – YEAR INSTALLED/REPLACED: 2020

SEPTIC SYSTEM – YEAR INSTALLED/REPLACED (IF APPLICABLE): N/a

ELECTRICAL UPDATES (IF APPLICABLE) – YEAR: N/a

PLUMBING UPDATES (IF APPLICABLE) – YEAR: N/a

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LOKATION® REAL ESTATE

SELLER FAQ SHEET

HOME FEATURES & HIGHLIGHTS

WHAT DO YOU LOVE MOST ABOUT YOUR HOME?

Quiet neighborhood, open floorplan, heated pool, large screened patio, separation between main bedroom and other beds, large owner's suite

KEY FEATURES BUYERS SHOULD KNOW ABOUT

RECENT UPGRADES OR RENOVATIONS (INCLUDE YEAR COMPLETED)

Pool and screened patio 2022

SMART HOME FEATURES / INCLUDED APPLIANCES

N/a

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LOKATION®
REAL ESTATE

LOKATION DISCLOSURES

PROPERTY ADDRESS: 2233 Mccormack Way Melbourne FL 32935

1) DISCLOSURE OF AFFILIATED BUSINESSES

This is to give you notice that K Insurance Services has a business relationship with the owners of The K Company Realty, LLC dba LoKation® who have an indirect financial interest in K Insurance Services through its subsidiaries. Because of this relationship, any referrals may provide The K Company Realty, LLC dba LoKation® a financial or other benefit. As a party to any real estate transaction in the state of Florida you have the option to choose your own company or professional for any and all services related to your transaction. This includes but is not limited to the following; Survey, legal representation, home inspection company, title insurance and closing services, insurance, mortgage and any other related services. Please understand that The K Company Realty, LLC dba LoKation® and Florida Title & Escrow Services, LLC dba The Closing Team have ownership interest in one another and may financially benefit from one another. Below are estimated charges or range of charges for settlement services as such. Please be advised, you are NOT required to use any affiliated business listed below for settlement of your loan, purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider	Settlement Service	Charge or Range of Charges
Florida Title and Escrow Services, LLC dba The Closing Team	Title and Closing	$50 to $800* (Fees may vary for special services)

Call for a quote on the exact cost of Owner's Policy and/or Lender's Policy of Title Insurance or for a quote on what the fees would be specifically for your transaction. Such rates are set by the Department of Insurance. Quoted rate is for Closing Fee.

K Insurance Services	Property Insurance	$10 - $20,000 Premium subject to Property*

2) COMPENSATION DISCLOSURE

By signing below I affirm that I understand that Broker commission is not set by law and is fully negotiable. The Seller/Buyer decides what fee they are willing to pay for their Broker's services. The Seller/Buyer has the choice of who they want to pay and how they want to pay them. Sellers are not required to make an offer of compensation to a Buyer's Broker, but a Seller may if they choose to do so. The Seller decides how much that Listing Broker should offer a Broker who brings a Buyer to close the transaction. The Buyer's Broker may receive compensation via an offer made from the Seller/Seller's Broker or may be compensated by the Buyer.

3) INSPECTION AND CONDITION DISCLOSURE

Broker and its associates recommend that you exercise any right you have to obtain a survey, zoning information, appraisal and a home inspection (collectively "Inspections"). A home inspection is a limited visual examination of the systems and components of a home. A home inspection may not reveal any defects that are not readily discoverable through a limited visual examination of the home. It may also not reveal any building code violations. You may wish to ask your home inspector for a written contract detailing the scope of the inspection as well as an agreed upon fee for the inspection. The fee you pay to your home inspector is paid outside of closing and is not a part of your closing costs. Such fee is due and payable at time of inspection.

4) MOLD DISCLOSURE

Environmental Conditions in Florida can be conducive for mold growth. As a prospective buyer, you should pay particular attention to any visual signs of the presence of mold or the presence of mildew odors. In addition, you should consider adding a provision to any contract offer that gives you the right to conduct a mold inspection to determine whether mold is present. For more information, go to the EPA website at www.epa.gov/iaq and click on "Mold Resources".

5) EQUAL HOUSING OPPORTUNITY

A Realtor is required by law to treat all parties fairly without regard to race, color, religion, national origin, ancestry, sex, age, marital status, sexual orientation, presence of children, or physical or mental disability.

6) STATUTE OF FRAUDS

All contracts for the sale of real property should be in writing and signed by all parties. The K Company Realty, LLC dba LoKation® and it's affiliates recommend that you consult with an attorney if you have any legal questions or prior to entering into any contract

7) **CONDOMINIUMS AND HOMEOWNER'S ASSOCIATIONS**

Broker and associates suggest all buyers and sellers of real property governed by an association perform their own due diligence regarding the various rules, regulations and monthly, quarterly or annual association fees. Contact the Developer or Association directly prior to entering into a contract to determine any matters that are important to you, including, but not limited to, whether there is any pending or threatened litigation involving the Association or whether current or anticipated repairs or improvements to the property or common elements could result in a fee or assessment. As a prospective buyer, you may be required to submit an application for approval to the Association and attend an interview.

8) **FLOOD INSURANCE DISCLOSURE STATEMENT**

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance and establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Recent changes to federal law (The Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014, in particular) will result in changes to flood insurance premiums that are likely to be higher, and in the future may be substantially higher, than premiums paid for flood insurance prior to or at the time of sale of the property. As a result, purchasers of property should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after completion of the purchase. In considering purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, current and anticipated future flood insurance premiums, whether the prior owner's policy may be assumed by a subsequent purchaser of the property, and other matters related to the purchase of flood insurance for the property. You may also wish to contact the Federal Emergency Management Agency (FEMA) for more information about flood insurance as it relates to this property.

9) GOVERNING LAW AND VENUE

Florida law shall govern any dispute arising out of or in any way relating to Buyer(s) purchase of real property or the relationship between Buyer(s) and The K Company Realty, LLC dba LoKation® or its representatives. Venue for any litigation or other proceeding involving The K Company Realty, LLC dba LoKation® or its representatives shall be exclusively in Broward County, Florida.

10) SEXUAL OFFENDERS

The Florida Department of Law Enforcement (FDLE) maintains a list of sexual predators/offenders to enable the public to request information about these individuals who may be living in their communities. If this is important to you, contact FDLE directly prior to entering into a contract at 1-888-357-7332 (toll free), via e-mail at sexpred@fdle.state.fl.us, or log on to www.fdle.state.fl.us.

11) BROKERAGE COMPLIANCE FEES

You acknowledge that Broker is representing you in a statutory Transaction Brokerage relationship, unless a separate document was signed by customer/Broker, as set forth in Florida Statutes. Buyer/s or Seller/s understand and agree they may be required to pay a broker compliance fee in addition to the commission percentage of the purchase price per separate Agency Agreement. Such fees shall be disclosed on the HUD/Closing Disclosure. When charged, this fee will be for additional services provided by LoKation® Real Estate including electronic document storage up to 10 years.

12) WIRE FRAUD NOTICE

LoKation® Real Estate strongly recommends that Buyer, Seller, and others working on a transaction, refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When there is a need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, we strongly recommend using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. In addition, before Buyer or Seller wires any funds to any party (including Buyer or Seller's attorney, title agent, mortgage broker, or real estate broker) personally call them to confirm the information is legitimate (i.e., ABA routing number and/or SWIFT code and credit account number). Buyer and Seller should call them at a number that is independently obtained (e.g., from the Contract, the recipient's website, etc.) and not use the number in the email in order to be sure that the contact is a legitimate party.

13) DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to a transaction for the property address listed shall be settled by domestic arbitration, in accordance with the Arbitration Code for the state and county where the Property is located. All claims shall be brought in claimant's individual capacity, and not as a member of any class, representative proceeding, or in the interest of the general public. The arbitrator shall be selected from a panel of neutral arbitrators of an arbitration or mediation organization that does business in such county and shall be approved by the parties. The parties may designate any person to act as a neutral arbitrator. Each party shall bear its own costs and attorney fees. The arbitrator's fees shall be shared equally between the parties. This dispute resolution procedure shall supersede all other agreements between LoKation Real Estate and the below signed parties.

I/We have read this disclosure form, and understand that The K Company Realty, LLC dba LoKation® is disclosing all of the above information and may receive a financial or other benefit as a result of referral to the above mentioned affiliated services

BUYER/SELLER

Wanda Glockson

dotloop verified
07/14/26 11:14 AM
EDT
H3I6-JVUJ-5WLB-BX1Y

Signature Date

Wanda Glockson

Print

BUYER/SELLER

Signature Date

Print

Seller's Property Disclosure – Residential

FloridaRealtors®

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law[1] 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: 2233 McCormack Way, Melbourne, FL 32935 (the "Property")

The Property is ☐ owner occupied ☑ tenant occupied ☐ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? 1 year

	Yes	No	Don't Know
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?	☑	☐	☐
(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: Treated during original building process			
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).

	Yes	No	Don't Know
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 2015			
(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:			

	Yes	No	Don't Know
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: __________________

	Yes	No	Don't Know
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: __________________

	Yes	No	Don't Know
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?	☐	☑	☐

(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: Wanda Glockson (dotloop verified 07/14/26 11:14 AM EDT EACM-7ZNU-YPAA-IE4M) / Wanda Glockson Date: 07/14/2026
(signature) (print)

Seller: ____________ / ____________ Date: ________
(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)

Flood Disclosure

FloridaRealtors®

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, Wanda Glockson, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 2233 McCormack Way, Melbourne, FL 32935

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.

Seller: Wanda Glockson — dotloop verified 07/14/26 11:14 AM EDT 7QFL-ZDGG-V9DH-5JKC Date: ____________

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

FloridaRealtors®

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:

Wanda Glockson (SELLER)

and ____________________ (BUYER)

concerning the Property described as 2233 McCormack Way, Melbourne, FL 32935

Buyer's Initials ______ ______ ***Seller's Initials*** WG 07/14/26 11:14 AM EDT dotloop verified ______

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 Hammock Shores
(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 $85 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:

   $______________ per ________________ 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 Sharon Byrd	**Contact Person**
Phone 321-576-9677	**Phone**
Email Sbyrd.showcase@gmail.com	**Email**

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

www. N/a