

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:

_____ Lance Thompson & Natalia Thompson (SELLER)
and _____ (BUYER)
concerning the Property described as 4907 82nd Pl E, Sarasota, FL 34243

Buyer's Initials _____

Seller's Initials

LT

NLT

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 _____ Country Oaks
(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 \$175.00 PER quarter. 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:

\$ 175.00 per quarter for HOA dues to AMI
 \$ _____ 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:

AMI - Advanced Management, Inc.

Contact Person Priscilla Balderas
Phone 941-359-1134 Ext 121
Email pbalderas@amiwra.com

Contact Person _____
Phone _____
Email _____

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

www. amiwra.com

Seller's Property Disclosure - Condominium



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 10 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.

Florida law² entitles a prospective buyer, who has entered into a contract for the purchase of a condominium unit with a seller who is not a developer, at Seller's expense, to a current copy of the declaration of condominium, articles of incorporation of the association, bylaws and rules of the association, the most recent annual financial statement and annual budget and the "Frequently Asked Questions and Answers" document, if buyer requests these in writing. These documents, and meeting agendas and minutes, contain important matters to be considered before acquiring a condominium unit, such as recurring dues or fees; special assessments; capital contributions, penalties; and alteration, leasing, parking, pet, resale, vehicle and other types of restrictions.

Except for information provided in paragraph 6, 7, 8 and 9, the following information is only about the individual Unit specified below and not about any limited common element, any common element or the condominium association ("Association").

Seller makes the following disclosure regarding the property described as: _____

4907 82nd Pl E. Sarasota, FL 34243 (the "Unit").

The Unit is ☐ owner occupied ☐ tenant occupied ☐ unoccupied (if unoccupied, how long has it been since Seller occupied the unit? _____)

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Is the roof a common element maintained by the Association?	☐	☒	☐
(b) To your knowledge, is roof of Unit structurally sound and free of leaks?	☒	☐	☐
(c) Are other structures, including ceilings; walls; doors and windows structurally sound and free of leaks?	☒	☐	☐
(d) Has any additional structural reinforcement been added to the Unit?	☐	☒	☐
(e) Are heating and cooling systems common elements maintained by the Association?	☐	☒	☐
(f) To your knowledge, are heating and cooling systems in working condition, i.e., operating in a manner in which the item was designed to operate?	☒	☐	☐
(g) Are existing major appliances and mechanical and electrical systems in working condition, i.e. operating in a manner in which the item was designed to operate?	☒	☐	☐
(h) Are any of the appliances leased?	☐	☒	☐
If yes, which ones: _____			
(i) If the answer to questions 1(b), 1(c), 1(f), 1(g) is no, or if 1(d) is yes, please			

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

² Section 718.503(2), Florida Statutes.

Seller LT (NLT) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 4 Pages.

explain: _____

Yes No Don't Know

2. Termites; Other Wood Destroying Organisms; Pests

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present in the Unit or has the Unit had any structural damage by them? ☐ Yes ☐ No ☒ Don't Know
- (b) Has the Unit been treated for termites; other wood-destroying organisms, including fungi; or pests? ☐ Yes ☒ No ☐ Don't Know
- (c) If any answer to questions 2(a)-2(b) is yes, please explain: _____

3. Water Intrusion; Plumbing; Flood Insurance

- (a) Has past or present water intrusion or flooding affected the Unit? ☐ Yes ☒ No ☐ Don't Know
- (b) Are polybutylene pipes present in the Unit? ☐ Yes ☐ No ☒ Don't Know
- (c) Have past or present plumbing leaks or backups affected the Unit? ☐ Yes ☒ No ☐ Don't Know
- (d) Have there been any leaks or water intrusion from units above or adjacent to your Unit or leaks or water intrusion from your Unit to units below or adjacent to it? ☐ Yes ☒ No ☐ Don't Know
- (e) Does your lender require flood insurance? ☐ Yes ☒ No ☐ Don't Know
- (f) If any answer to questions 3(a)-3(d) is yes, please explain: _____

4. Fire Protection; Improvements; Alterations

- (a) Does the Unit have sprinklers for fire protection? ☐ Yes ☒ No ☐ Don't Know
If no, has the Association voted to forego retrofitting each unit with a fire sprinkler system? ☐ Yes ☒ No ☐ Don't Know
- (b) Have any improvements or alterations to the Unit, whether by you or by others, been made without obtaining required Association approval? ☐ Yes ☒ No ☐ Don't Know
- (c) Have any improvements or alterations to the Unit, whether by you or by others, been made in violation of building codes or zoning restrictions or without necessary permits? ☐ Yes ☒ No ☐ Don't Know
- (d) Are any improvements located below the base flood elevation? ☐ Yes ☐ No ☒ Don't Know
- (e) Have any improvements been constructed in violation of applicable local flood guidelines? ☐ Yes ☒ No ☐ Don't Know
- (f) Are there any open permits on the Unit that have not been closed by a final inspection? ☐ Yes ☐ No ☐ Don't Know
- (g) If any answer to questions 4(b)-4(f) is yes, please explain: _____

5. Hazardous Substances

- (a) Was the Property built before 1978? ☐ Yes ☐ No ☒ Don't Know
If yes, please see Lead-Based Paint Disclosure.
- (b) Does anything exist in the Unit that may be considered a hazardous substance, including, but not limited to, lead-based paint; asbestos; mold; radon gas; urea formaldehyde; methamphetamine contamination; or defective drywall? ☐ Yes ☐ No ☒ Don't Know
- (c) Has there been any damage, clean up or repair to the Unit due to any of the substances or materials listed in subparagraph (b) above? ☐ Yes ☐ No ☒ Don't Know
If any answer to questions 5(b)-5(c) is yes, please explain: _____

6. Limited Common Elements

- (a) Are there any amenities outside the Unit, such as designated parking space(s), storage closet(s), boat slip(s), cabana(s), garage(s), carport(s), etc. that are for your exclusive use? ☐ Yes ☒ No ☐ Don't Know
If yes, please identify the amenity and whether a separate deed or other legal document grants the exclusive right to use: _____

Seller LT NLT and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 4 Pages.

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
7. The Association			
(a) Is there any proposed change to the Association's governing documents?	☐	☐	☒
(b) Is there any proposed plan to materially alter the common elements?	☐	☒	☐
(c) Is there any existing or threatened legal action by or against the Association?	☐	☒	☐
(d) Has the Association ever been, or is it currently, involved in litigation or a claim over construction defects or defective building products?	☐	☒	☐
(e) To your knowledge, is there any discussion of a conversion of the Condominium to something else?	☐	☒	☐
(f) To your knowledge, is there any effort by an investor or investor group to purchase units in the complex?	☐	☐	☒
(g) Has an increase in fees or assessments been approved but not yet implemented?	☐	☐	☒
(h) Is any portion of the Association's property located in a special flood hazard area?	☐	☐	☒
(i) Is any portion of the Association's property located seaward of the coastal construction control line?	☐	☐	☒
(j) Does any past or present settling, soil movement, or sinkhole(s) affect any portion of the Association's property?	☐	☐	☒
(k) Has there been any structural damage to any portion of the Association's property?	☐	☐	☒
(l) Has any additional structural reinforcement been added to any portion of the Associations' property?	☐	☐	☒
(m) Are there any rental restrictions by the Association?	☐	☒	☐
(n) Are there any pet restrictions by the Association?	☐	☒	☐
(o) If any answer to questions 7(a)-7(n) is yes, please explain: _____			

8. Milestone Inspection & Structural Integrity Reserve Study (F.S. 553.899)

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| (a) Has anything appeared in the Association Agendas and or the Minutes regarding Milestone Inspection & Structural Integrity Reserve Study for your complex? _____ | ☐ | ☐ | ☒ |
| (b) Has the Association budgeted for the cost of hiring an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study? _____ | ☐ | ☐ | ☒ |
| (c) Has the Association hired an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study yet? _____
If yes, what is the expected completion date for them? _____ | ☐ | ☐ | ☒ |
| (d) Has the Association passed or discussed raising fees or doing a Special Assessment to pay for costs associated with complying with the Milestone Inspection and/or Structural Integrity Reserve Study? _____
If yes, explain _____ | ☐ | ☐ | ☒ |

(Note: Further information may be disclosed by using the Milestone Inspection and Structural Integrity Reserve Study Disclosure)

9. 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. | | | |

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

Seller (LT) (NLT) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 4 Pages.

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: Lance Thompson / Lance Thompson Date: 07/24/2026
(signature) (print)

Seller: Natalia L Thompson / Natalia Thompson Date: 07/24/2026
(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)

Seller (LT) (NLT) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 4 of 4 Pages.

**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 Lance Thompson & Natalia Thompson (SELLER) and _____ (BUYER) concerning the Property described as 4907 82nd Pl E, Sarasota, FL 34243

Buyer's Initials _____

Seller's Initials LT NLT

I. MOLD INSPECTION

Buyer may, at Buyer's expense, have inspection(s) of the Property for the presence of mold conducted by a qualified and licensed home inspector, contractor, or other professional, as provided for in Section 468.8419, F. S., ("Mold Inspection") within 15 (if left blank, then 20) days after Effective Date ("Mold Inspection Period"). Buyer shall, within the Mold Inspection Period, deliver a copy of the written Mold Inspection report(s) to Seller if any evidence of the existence of mold or related damage is found. If this Contract does not close, Buyer will repair all damage to the Property resulting from the inspection and restore the Property to its pre-inspection condition. This latter obligation will survive termination of this Contract.

If the Mold Inspection reveals the presence of mold that requires remediation or repair at a cost which exceeds \$_____ (if left blank, then \$500), Buyer may cancel this Contract by delivering written notice to Seller within the Mold Inspection Period, and Buyer's Deposit will be refunded, thereby releasing Buyer and Seller from all further obligations under this Contract. If Buyer fails to timely conduct the Mold Inspection or fails to timely deliver to Seller notice of Buyer's cancellation, this contingency shall be waived, and Buyer shall continue with this Contract.

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, Lance Thompson & Natalia Thompson, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 4907 82nd Pl E, Sarasota, FL 34243

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: Lance Thompson

Date: 07/24/2026

Seller: Natalia L Thompson

Date: 07/24/2026

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

Sinkhole Disclosure



The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

The seller of real property upon which a sinkhole claim has been made by the seller and paid by the insurer must disclose to the buyer of such property, before the closing, that a claim has been paid and whether or not the full amount of the proceeds was used to repair the sinkhole damage.

Are You Aware:

1. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☒ YES ☐

a. of any sinkhole insurance claim that has been made on subject property? NO ☒ YES ☐

b. if claim made, was claim paid? NO ☒ YES ☐

c. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO ☒ YES ☐

ACKNOWLEDGEMENT OF SELLER

The undersigned 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 or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five 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: Lance Thompson / _____ Date: 07/24/2026
(signature) (print)
Seller: Natalia L Thompson / Natalia Thompson Date: 07/24/2026
(signature) (print)

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 of 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 hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)
Buyer: _____ / _____ Date: _____
(signature) (print)