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COLDWELL BANKER
M.M. PARRISH REALTORS®

Seller's Residential Property Disclosure

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

Notice to Seller: Florida law (Johnson v. Davis 480 So.2d 625 Fla 1985) requires a SELLER of a home to disclose to the BUYER all known facts that could materially affect the value of the property being sold and that are not readily observable or known by the BUYER. This disclosure form is provided in order for you to comply with Florida State Law. If you need space for additional information, comments, or explanations, please check the box below and attach.

Notice to Buyer: The following representations are made by the 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, if any, is based only upon the SELLER'S actual knowledge of the property condition. SELLER'S 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 address described as:
3815 NW 48th Terrace, Gainesville, FL 32606 (the "Property")

The Property is ☐owner occupied ☐tenant occupied ☑unoccupied (if unoccupied, how long has it been since the SELLER occupied the property? Never

SELLER makes the following disclosure of any known facts that could materially affecting the value of the Property and which are not readily observable and which need to be disclosed by the SELLER to the BUYER:

My Sister lived in the house until March 2026. When the house went under contract, the Buyer did a general home inspection with a mold test. That general inspector found 2 small spots of mold- one was on the floor in the garage and this was inactive. The other spot was on the return air vent in the Primary Bedroom. Additionally the Buyer found what appeared to be Mold on the wall near the refrigerator in the kitchen. The Seller:
-Had Best Restoration come out. They determined there was a small leak from the refrigerator line. They completely dried the entire area, removed all of the compromised material, replaced the wall, cleaned and scrubbed the entire area and air. Licensed plumber replaced the refrigerator line and valve. Refrigerator replaced.
-The return vent in the Primary Bedroom was replaced, along with having AirAnomics clean/sanitize all of the air ducts. They also replaced the ductwork boot near the return vent so that the condensation wouldn't happen again.
-Had the garage linoleum floor professionally removed and sanitized. The garage floor was painted and sealed with an expoxy.
-Entire home was deep cleaned, all interior walls painted.
-Safe Air Solutions performed an Indoor Air Quality Evaluation and it passed with no Mold Concern.

☐ (If checked) The attached 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 the 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 needs to be added or if any information set forth becomes inaccurate or incorrect.

X [signature] dotloop verified 11/05/26 11:53 AM TRT YUKL-HMEW-K7E6-IVFJ
SELLER DATE

X
SELLER DATE

BUYER acknowledges that BUYER has read, understands and has received a copy of this disclosure statement

X
BUYER DATE

X
BUYER DATE