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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:

Gregory K Badger and Tammie M Sandoval (SELLER)

and _____ (BUYER)

concerning the Property described as 7409 Green Street, Bradenton, FL 34201

Lot 3 Magnolia Hammock at University Place PI#20547.2765

Buyer's Initials _____ _____ ***Seller's Initials*** GKB 09/29/26 1:32 PM EDT dotloop verified TMS 09/27/26 8:46 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 University Place HOA

(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 $ 112 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 $ n/a PER n/a.
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 $ n/a PER n/a.
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

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Serial#: **020456-900177-8614789**

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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:

Sunstate Mangement Company

Contact Person Nicole Banks
Phone 941-870-4920
Email uphoa@sunstatemanagement.com

Contact Person _____
Phone _____
Email _____

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

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COLDWELL BANKER REALTY

Community Development District Addendum

The following disclosure is to be given for the **initial sale of a parcel of real property** or the **initial sale of a residential unit** after the establishment of a Community Development District (CDD) under Florida Statutes Ch. 190 and is not required to be given in any subsequent sales. For information regarding CDD taxes and/or assessments, please contact your tax collector's office.

The following provisions are made part of the Contract for Sale and Purchase or Residential Sale and Purchase Contract

or Vacant Land Contract between Gregory K Badger and Tammie M Sandoval (Seller)

and _____ (Buyer)

concerning the Property located at 7409 Green Street, Bradenton, FL 34201

THE University Place CDD COMMUNITY DEVELOPMENT DISTRICT
(NAME OF DISTRICT)

("DISTRICT") MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Gregory K Badger — dotloop verified 09/29/26 1:32 PM EDT 94CH-H73I-9GXQ-VKZU

Date Seller Date Buyer

Tammie M Sandoval — dotloop verified 09/27/26 8:46 AM EDT MIKA-MKII-EXJS-54DJ

Date Seller Date Buyer

Seller represents that the current CDD taxes/assessments are:

$ 3494 per month to UP CDD

$ _____ per _____ to _____

Buyer is responsible for all assessments or charges from the District described above, including any outstanding capital assessments, but not including any annual assessments or charges for any years prior to the year of closing which shall be paid by Seller at or before closing. The annual assessments and charges and the capital assessment for the year of closing shall be pro-rated in the same manner as property taxes as set forth in the Contract.

This addendum amends the above-referenced Contract between Seller and Buyer. All other non-conflicting provisions of that agreement remain in full force and effect.

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Seller's Real Property Disclosure Statement

COLDWELL BANKER REALTY

SELLER(S) NAME(S): Gregory K Badger and Tammie M Sandoval **("Seller" or "you")**

Property Address: 7409 Green Street, Bradenton, FL 34201 **("Property")**

IMPORTANT NOTICE TO SELLER AND BUYER

Florida law requires sellers of residential real estate to disclose to a buyer all known facts that materially affect the value or desirability of the property being sold that are not readily observable by, or known to, the buyer. This Disclosure Statement is designed to assist you in complying with those disclosure requirements and to assist the buyer in evaluating the Property. The listing and selling real estate brokers and their respective representatives (collectively, "Brokers") will also rely upon this information when they market and present the Property to prospective buyers.

This is a disclosure of Seller's knowledge of the conditions below as of the date signed by Seller and is not a substitute for any inspections or warranties that buyer may wish to obtain. Buyer agrees that the information contained below is not a warranty or representation of any kind by the Brokers (none of whom has made any independent verification of the information contained herein) and buyer agrees not to rely on it as such. By signing below, Buyer agrees to hold Brokers harmless from any non-disclosure, omission, or misrepresentation of seller or any other party.

	YES	NO	UNKNOWN
1. OCCUPANCY			
(a) Do you reside in the Property? If not, when did you last? _____	☐	☑	
(b) Is the Property currently leased? If YES, when does the lease expire? _____	☐	☑	
(c) If your answers to (a) and (b) are NO, is the Property vacant?	☑	☐	
2. LIVING AREA / SQUARE FOOTAGE			
(a) # of Bedrooms: 5 # of Bathrooms: 3			
(b) Total livable square footage of Property that is under air: 3,200			
(c) Source of the information provided in (b) above: _____	☐	☑	
(d) Are you aware of any discrepancy between the information provided in (a) or (b) above and the public records (e.g., property appraiser website, building department)? If YES, explain: _____			
Notice to Buyer: The information provided above may be different from the information shown in the MLS or public records, and it may not reflect the actual number of rooms or square footage. If this information is important or material to your decision to purchase or value the Property, you agree to (a) review the property information that is available on the County's Property Appraiser's website, (b) personally verify the information and resolve any discrepancies by having the Property measured by an appraiser or other qualified professional (Brokers have not measured the Property), and (c) not rely on any information provided by Brokers regarding the square footage, including the information in the MLS.			
3. LAND CONDITIONS			
(a) Are you aware of any fill or expansive soil on the Property?	☐	☑	
(b) Are you aware of any existing or prior sinkholes, sliding, settling, earth movement, or earth stability problems on the Property or adjoining properties?	☐	☑	
(c) Has any insurance company paid any amounts on a claim relating to a sinkhole affecting the Property?	☐	☑	☐
(d) If your answer to (c) is YES, were the full amounts of the proceeds utilized to repair the sinkhole damage? (Seller responses to (c) and (d) required by §627.7073(c), Florida Statutes).	☐	☑	☐
(e) Is the Property (or any part thereof) located in a flood zone or wetlands area?	☐	☑	☐
(f) Are you aware of any existing or prior drainage or flood problems or damage affecting the Property or adjoining properties?	☐	☑	
(g) Have you ever filed a claim with an insurance provider or received federal assistance for flood damage to the Property?	☐	☑	
(h) If any answer in (a) – (g) above is YES, explain: _____			
(i) Is the Property partially or totally seaward of the Coastal Construction Control Line?	☐	☑	☐
(j) Does your lender require you to maintain flood insurance?	☑	☐	
4. DEED RESTRICTIONS / SUBSURFACE RIGHTS / BOUNDARIES			
(a) Are there any deed restrictions, covenants, or declarations (including, but not limited to, rental or pet restrictions) affecting the Property?	☐	☑	☐
(b) Are any driveways, walls, fences, or other features shared with adjoining property owners?	☐	☑	☐
(c) Have any subsurface rights (as defined by section 689.29(3)(b), Florida Statutes), or rights of entry been severed or retained by a third party or prior owner/developer?	☐	☑	☐

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	YES	NO	UNKNOWN
(d) Are you aware of any encroachments, boundary disputes, or easements on or affecting the Property?	☐	☑	
(e) If any answer in (a) – (d) above is YES, explain:			
5. STRUCTURAL ITEMS			
(a) Are you aware of any past or present movement, shifting, deterioration or other problems with the walls or foundations?	☐	☑	
(b) Have you ever filed an insurance or manufacturer's claim for defective or damaged construction or materials?	☐	☑	
(c) Are you aware of any past or present structural cracks or flaws in the walls, floors, or foundations?	☐	☑	
(d) Are you aware of any defects or problems with driveways, walkways, patios, or retaining walls?	☐	☑	
(e) If any answer in (a) – (d) above is YES, explain:			
6. ADDITIONS / REMODELS / WINDOWS / DOORS			
(a) Have there been any additions, structural changes, or other alterations made to the Property?	☐	☑	☐
(b) If your answer to (a) is YES, were all necessary permits / approvals obtained and was all work done in compliance with the applicable zoning and building codes? If NO, explain:	☐	☐	☐
(c) Does the Property have hurricane or impact windows and doors? If YES, if there are any windows or doors that are not, identify which are not:	☐	☑	☐
(d) Are any improvements built below the base flood elevation level?	☐	☑	☐
(e) Do any improvements violate applicable local, state, or federal flood regulations or guidelines?	☐	☑	☐
(f) If your answer to (d) or (e) is YES, explain:			
7. ELECTRICAL SYSTEMS			
(a) Are you aware of any knob and tube wiring on the Property?	☐	☑	
(b) Are you aware of any aluminum wiring on the Property other than the primary service line?	☐	☑	
(c) Are you aware of any problems or conditions that affect the operation, safety, or desirability of the electrical wiring or systems? If YES, explain:	☐	☑	
8. HEATING AND AIR CONDITIONING (*Check all that apply*)			
(a) Air Conditioning: ☑ Central Electric ☐ Central Gas ☐ Window Approximate Age:			
(b) Heating: ☑ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Other			
(c) Water Heating: ☐ Electric ☑ Gas ☐ Solar ☐ Other			
(d) Is each item checked above in good working order (i.e., operating in the manner that it was intended to operate)? If NO, explain:	☐	☐	☐
9. APPLIANCES			
(a) Is each appliance that is being sold with the Property in working condition (i.e., operating in the manner that it was intended to operate)? If NO, explain:	☑	☐	☐
(b) Are any of the appliances leased? If YES, which: HVAC	☐	☑	☐
10. PLUMBING RELATED ITEMS			
(a) Drinking water source? ☑ Public ☐ Private System ☐ Well			
(b) If your drinking water is from a well, when was the last water safety check and what was the result of the test?			
(c) Do you have a water softener? If YES, is it: ☐ leased OR ☐ owned	☐	☑	☐
(d) Are you aware of any polybutylene or cast-iron pipes on the Property?	☐	☑	
(e) Water source for your sprinkler system, if applicable?			
(f) Type of sewage system: ☑ Public ☐ Private ☐ Septic Tank ☐ Cesspool			
(g) If septic tank, when was it last serviced?			
(h) Is there a sewage or sump pump?	☐	☑	☐
11. ROOF / SOLAR PANELS			
(a) Approximate roof age: 5 years			
(b) Are there any leased or financed solar panels on the Property? If YES, explain:	☐	☑	
(c) Has the roof ever leaked or been damaged?	☐	☑	☐

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	YES	NO	UNKNOWN
(d) Has the roof (or solar panels, if any) been replaced or repaired during your ownership?	☑	☐	
(e) Have you ever filed an insurance or manufacturer's claim for roof or solar panel defects/damage?	☐	☑	
(f) Are there any existing problems or defects with the roof, solar panels, fascia, soffits, flashings, or rain gutters?	☐	☑	☐
(g) If any answer in (c) – (f) above is YES, explain: _____			

12. TERMITES, WOOD DESTROYING ORGANISMS ("WDO"), RODENTS, PESTS

(a) Are there termites or other WDO's (e.g., powder-posts beetles, old house borers, wood decaying fungi), rodents, or pest infestations on or affecting the Property?	☐	☑	☐
(b) If your answer to (a) is YES, is there any existing damage to the Property?	☐	☑	☐
(c) Do you know of any termite, WDO or pest control reports or treatments for the Property in the last 5 years?	☐	☑	
(d) If any answer in (a) – (c) above is YES, explain: _____			
(e) Is the Property currently under warranty or other coverage by a licensed pest control company? If YES, state the name of the company: _____	☑	☐	☐
(f) Does the warranty cover (*check all that apply*): ☑ repairs ☑ treatment ☑ regular pest control			
(g) Is the warranty transferable to the Buyer? If YES, Buyer should check for transfer procedures and costs, if any.	☐	☐	☑

13. DOCKS, DAVITS, PIERS AND SEAWALLS

(a) Approximate size of seawall / waterfront: _____ linear feet			
(b) Is the Property owner responsible for maintenance and/or repair of the seawall?	☐	☑	☐
(c) Are you aware of any repairs or renovations to the seawall in the last 5 years? If YES, explain: _____	☐	☑	
(d) Is there a boat lift on the Property?	☐	☑	☐
(e) Boat lift capacity: _____ lbs. _____ feet			
(f) Is the boat lift and its systems in good working order?	☐	☑	☐
(g) If your answer to (f) is NO, explain: _____			
(h) Maximum size boat that can be legally docked at the Property: _____			
(i) Are there any conditions, such as low tides, that may interfere with the ability to navigate to and from the dock or to access or utilize the boat lift? IF YES, explain: _____	☐	☑	☐
(j) Are there any restrictions to accessing (ingress and egress) the body of adjoining water, if any?	☐	☑	☐
(k) Are there any conditions that may affect the desirability, use, or function of any dock, boat lift, davits, pier, or seawall? If YES, explain: _____	☐	☑	☐
(l) Were all permits required for the construction or maintenance of the dock, boat lift, davits, pier, or seawall obtained?	☐	☑	☐
(m) If your answer to (l) is No, explain: _____	☐	☑	☐

14. MOLD, ENVIRONMENTAL, AND LEAD BASED PAINT

(a) Is there now, or has there been in the past, any:			
(i) water leakage, intrusion, accumulation, or dampness in or affecting the Property?	☐	☑	☐
(ii) instances of mold, moisture, or dampness in or affecting the Property?	☐	☑	☐
(iii) damage to the Property that resulted from any of the conditions in (i) or (ii) above?	☐	☑	☐
(b) If any answer to (i), (ii) or (iii) above is YES, explain: _____			
(c) Was the Property built before 1978? If YES, Seller must provide buyer with a Lead Based Paint Disclosure Statement prior to being bound by a sales contract in compliance with federal law.	☐	☑	☐
(d) Are there any environmental hazards or contaminants on or affecting the Property including, but not limited to: lead based paint, formaldehyde, asbestos, radon gas, PCB's, methamphetamine contamination, defective or contaminated drywall, contaminated soil or water, active or abandoned storage tanks (fuel, propane or chemical)?	☐	☑	☐
(e) Has the Property been tested for any of the items listed in (d) above? If YES, explain: _____	☐	☑	☐
(f) Are there archeological sites, mangroves, or other environmentally sensitive or protected areas located on the Property? If YES, explain: _____	☐	☑	☐

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	YES	NO	UNKNOWN
15. POOLS; HOT TUBS; SPAS			
Notice to Buyer: The Florida Residential Swimming Pool Safety Act ("Act") requires a "swimming pool" with a certificate of completion on or after October 1, 2000, to have at least one safety feature specified in §515.27(1) of the Act. The Act defines a "swimming pool" as "any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24" deep including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas."			
(a) If the property has a "swimming pool" as defined by the Act, does it comply with the Act?	☑	☐	☐
(b) Has any in-ground pool, hot tub or spa on the property been demolished and/or filled?	☐	☑	☐
(c) Are any of the following heated? Pool: Yes ☑ OR No ☐ Hot Tub/ Spa: Yes ☐ OR No ☐			
(d) Is the pool and hot tub/spa equipment (including, but not limited to, any heater, vacuum system, chlorinator, or waterfall feature) in good working condition? If NO, explain: _____	☑	☐	☐
(e) Is any of the equipment servicing the pool or hot tub/spa leased? If "Yes", explain: _____	☐	☑	☐
(f) Are you aware of any structural or other defects with the pool, hot tub, spa, or related equipment? If YES, explain: _____ _____	☐	☑	
16. HOMEOWNERS' ASSOCIATION			
Notice to Buyer: If the Property is governed by a homeowner's association (HOA), Buyer should read the HOA's official records, by-laws, restrictions, covenants, declarations, and meeting minutes ("HOA Records") prior to making an offer. The HOA Records may include information on any proposed changes or assessments, the HOA's financial condition; any recurring dues/fees; periodic and/or special assessments; capital contributions; restrictions on construction, architectural modifications, landscaping, parking, vehicles, pets, and leasing; or threatened or pending litigation.			
(a) Is membership in a HOA mandatory?	☑	☐	☐
(b) Are you aware of any existing or threatened lawsuits or other legal or administrative actions against the HOA? If YES, explain: _____ _____	☐	☑	☐
(c) Are you aware of any potential assessments from the HOA (including, but not limited to, any that have been voted on but not yet levied)	☐	☑	☐
(d) Are the access roads: ☑ HOA owned **OR** ☐ publicly owned (e.g., city, county)?			
17. NEIGHBORHOOD			
(a) Are you aware of any existing conditions or proposed changes in the immediate neighborhood that may materially affect the value or desirability of the Property such as noise or other nuisances, electric or magnetic field levels, or threat of condemnation?	☐	☑	☐
(b) Is the Property located within a historic district?	☐	☑	☐
(c) Are you aware of any restrictions affecting the Property as a result of it being located within a historic district?	☐	☑	
(d) Do you have any open applications with the historic district governing body relating to the use of the Property, permits, or proposed renovations or modifications?	☐	☑	
(e) Are there any unresolved violations relating to the Property being located within a historic district?	☐	☑	☐
(f) If any of your answers in (a) –(e) above are YES, explain: _____ _____			
Notice to Buyer: The Florida Department of Law Enforcement maintains a public database of sexual offenders and where they may reside. For more information, or to conduct a search of a neighborhood, visit https://offender.fdle.state.fl.us/offender/sops/home.jsf			
18. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")			
Is Seller subject to FIRPTA withholding under §1445 of the IRS Code? If YES, Buyer and Seller should consult with tax and legal professionals regarding any tax and withholding obligations.	☐	☑	
19. OTHER MATTERS			
(a) Are there any existing or threatened legal actions against the Property (including, but not limited to, any unrecorded liens)?	☐	☑	☐
(b) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment pursuant to §163.08, Florida Statutes?	☐	☑	☐
(c) Are there any violations of any laws or regulations relating to the Property (e.g., zoning or code violations, nonconforming uses, setback violations)?	☐	☑	☐
(d) Have you ever had any claims filed against your homeowner's insurance policy?	☐	☑	☐

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	YES	NO	UNKNOWN
(e) Are there any potential zoning, code, or road changes that may affect the Property?	☐	☑	☐
(f) Are there any other conditions that have not been disclosed in this Disclosure Statement that may materially affect the value or desirability of the Property that are not readily observable to a buyer?	☐	☑	☐
(g) If any answer to (a) – (f) above is YES, explain: _____			
(h) Is there an existing home warranty in place?	☐	☑	
(i) If your answer to (h) is YES, does the warranty automatically transfer to the buyer?	☐	☑	☐

20. Additional Notes / Disclosures: _____

ACKNOWLEDGMENT OF SELLER

Seller acknowledges that (a) Seller, and not the Brokers, has filled out this Disclosure and that Seller is not relying on the Brokers for any of the information contained herein, (b) the information in this Disclosure Statement is accurate and complete, and (c) Seller agrees to notify the listing broker in writing immediately if any information becomes inaccurate or incomplete in any way with the passage of time. Seller authorizes the Brokers to provide this information to prospective buyers.

Seller: Gregory K Badger dotloop verified 09/29/26 1:32 PM EDT Q17Q-ZZZL-BHVE-0HSW / Gregory K Badger Date: _____
(signature) (print)

Seller: Tammie M Sandoval dotloop verified 09/27/26 8:46 AM EDT 27N3-UDAO-NM1G-NTWE / Tammie M Sandoval Date: 09/27/2026
(signature) (print)

ACKNOWLEDGMENT OF BUYER

By signing below, Buyer acknowledges and represents that (a) Buyer has been advised to (i) personally review the HOA Records, if applicable, and (ii) have the Property examined by professional inspectors to evaluate its condition and to investigate every aspect that may be important to Buyer, (b) the Brokers are not qualified to conduct such professional inspections or to inspect or detect physical defects in or affecting the Property, (c) the Brokers have not undertaken any independent investigation to verify the accuracy or completeness of the information contained in this Disclosure Statement, (d) if there are any blank or incomplete responses that are important to the Buyer, Buyer agrees to obtain written responses or a corrected Disclosure Statement from the Seller prior to signing below, (e) Buyer's signing of this Disclosure Statement with partial or incomplete answers shall constitute Buyer's knowing and voluntary waiver of any claims against any of the Brokers in any way related to such information, and (f) Seller will not be obligated to repair or correct any item listed above unless agreed to in the sales contract.

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

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

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dotloop signature verification: dtlp.us/tur3-sE2V-EYyA

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, Gregory K Badger and Tammie M Sandoval, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 7409 Green Street, Bradenton, FL 34201

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: Gregory K Badger dotloop verified 09/29/26 1:32 PM EDT SZF7-1SBB-QWMW-FNRJ Date: _____

Seller: Tammie M Sandoval dotloop verified 09/27/26 8:46 AM EDT 2KJC-VDTT-ZMBH-ISFR Date: 09/27/2026

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

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