



LOCKHART
 & Associates, Inc.
 REALTORS

REAL ESTATE DISCLOSURE STATEMENT
 LOCKHART & ASSOCIATES, INC., REALTORS
 826 First Street South, Winter Haven, FL 33880
 Office: (863) 293-1234 Toll Free: (800) 493-4007

Homeowner: PHILIP R. HAYNES & GRAZIELLA VITA
 Address: 131, BONNIE DR. AUBURNDALE, FL 33821

TO THE BUYER & SELLER: THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY SELLER(S) OR BUYER(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE SELLER(S) OR BUYER(S) MAY WISH TO OBTAIN.

HOMEOWNER: Please complete this disclosure statement as appropriate for your home. Please be advised that it is the policy of the office of **LOCKHART & ASSOCIATES, INC., REALTORS** to make copies of this Disclosure Statement available to all potential purchasers of your property.

NOTICE TO ALL PARTIES: The following are representations made by the Seller(s) and are not the representations of any agent(s). This information is a disclosure only and is not intended to be part of any contract between the Buyer and Seller. Buyer(s) and Seller(s) are hereby advised to obtain any professional advice and/or inspections of the property as they deem appropriate and to provide appropriate provisions in a contract between themselves with respect to any advice, inspections, or defects. The Seller(s) and Buyer(s) hereby acknowledge and agree that no agent involved in this transaction is an expert at detecting or repairing physical defects in the property.

A. SELLERS STATEMENT:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to consider a purchase of the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

B. PLEASE INDICATE IF YOU (SELLER) ARE AWARE OF ANY OF THE FOLLOWING:

- | | |
|-------------|--|
| <u>NONE</u> | 1. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, <u>HOA ROADS</u> whose use or responsibility for maintenance may have an effect on the subject property |
| <u>NONE</u> | 2. Any encroachments, easements or similar matters that may affect your interest in the subject property |
| <u>NONE</u> | 3. Room additions, structural modifications, or other alterations or repairs made without necessary permits |
| <u>NONE</u> | 4. Room additions, structural modifications, or other alterations or repairs not in compliance with building code |
| <u>N/A</u> | 5. Landfill (compacted or otherwise) on the property or any portion thereof |
| <u>NONE</u> | 6. Any settling from any cause, or slippage, sliding, or other soil problems |
| <u>NONE</u> | 7. Flooding, drainage or grading problems <u>LAKEFRONT PROPERTY.</u> |
| <u>NONE</u> | 8. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides |
| <u>N/A</u> | 9. Any zoning violations, nonconforming uses, violations of "setback" requirements |
| <u>N/A</u> | 10. Neighborhood noise problems or other nuisances |
| <u>HOA</u> | 11. Codes, covenants, or restrictions or other deed restrictions or obligations <u>MARIANNA PARI 55+ HOA</u> |
| <u>YES</u> | 12. Homeowner's Association which has any authority over the subject property |
| <u>YES</u> | 13. Any "common area" (facilities such as pools, tennis courts, or other areas co-owned in undivided interest with others) <u>REAR AREA</u> |
| <u>NONE</u> | 14. Any notices of abatement or citations against the property <u>BOAT YARD</u> |
| <u>NONE</u> | 15. Any lawsuits against the seller threatening to or otherwise affecting this real property <u>CLUBHOUSE</u> |
| <u>N/A</u> | 16. That this home or any other nearby property has ever been treated for radon gas |
| <u>N/A</u> | 17. That the home is insulated with urea formaldehyde foam insulation |
| <u>NONE</u> | 18. That this home has any air quality problems or excessive amounts of mold or mildew |

If any of the above are checked, please explain (attach additional sheet(s) if necessary)

PROPERTY IS A LAKEFRONT HOME ON LAKE MALAWA, GOVERNED BY MARIANNA PARI HOA WHO LOOK AFTER CLUBHOUSE, BOAT YARD AND REAR AREA, AND ROADWAYS.

C. ARE YOU (SELLER) AWARE OF ANY SIGNIFICANT DEFECTS/MALFUNCTIONS IN THE FOLLOWING?

If yes, check appropriate spaces below.

NO interior walls NO ceilings NO floors NO exterior walls
 NO insulation N/A (bath(s)) NO windows NO doors
 N/A foundation N/A walls/fences NO driveways N/A sidewalks
 other structural components (describe):

If any of the above are checked, please explain (attach additional sheet(s) if necessary):

SOME WEAR & TEAR ON DRIVEWAY CONCRETE
 CAR PORT ROOF REQUIRES REPLACEMENT - OR REMOVAL OF POST.

D. ROOF, GUTTERS, DOWNSPOUTS

- Has roof ever leaked since you owned the property? YES NO NO (If YES, please explain correction):
 NEW METAL ROOF INSTALLED EARLY 2020 BY JOHNSON ALUMINUM.
- Roof type: METAL
- Roof age: 6 YEARS Has roof been replaced? YES If so, when? EARLY 2020
- Is there a guarantee on the roof? NO If so, is it transferable? N/A
- Are you aware of any other roof defects? If so, please explain: NONE TO HOUSE.
 CAR PORT ROOF REQUIRES REPAIR/REMOVAL

E. PLUMBING SYSTEM / POOL

- Source of water supply: ☒ PUBLIC ☐ PRIVATE ☐ WELL. If well, when was the water last checked for safety?
 Test Results: NOT KNOWN
- Wastewater is treated via ☒ Sewer ☐ Septic - if septic, date of last service: N/A
- Are there any plumbing leaks around and under sinks, toilets, showers, bathtubs, and lavatories? If so, please explain:
 NONE NOTED.

POOL: ☐ Gunite/marble ☐ Shotcrete ☐ Fiberglass ☐ Vinyl liner

Pool heater? ☐ Electric ☐ Solar ☐ None

Hot tub / Spa? ☐ Yes ☐ No Pool Sweep? ☐ Yes ☐ No

Are you aware of any conditions that could affect the value or desirability of the pool or hot tub / spa? If so, please explain:

F. ELECTRICAL SYSTEM

- Are you aware of any damaged or malfunctioning switches or receptacles? Yes NO No
 If YES, please explain: N/A
- Are you aware of any defects, malfunctioning or illegal installation of electrical equipment inside/ outside of the home? Yes No, If YES, please explain: NONE KNOWN.

G. HEATING, AIR CONDITIONING, OTHER EQUIPMENT

- HEATING: ☒ Age yrs ☒ Electrical ☐ Fuel Oil ☐ Gas ☐ Other:
- AIR CONDITIONING: ☒ Age yrs ☒ # of zones ☐ Heat pump ☐ Heat recovery unit
- WATER HEATER: ☒ Age yrs ☒ Electric ☐ Gas ☐ Solar ☐ owned ☐ leased
- GARAGE DOOR OPENER: ☐ Yes ☒ NO No If YES, # of transmitters:
- ALARM SYSTEM: ☐ Yes ☒ NO No If YES: ☐ Owned ☐ Leased
- SMOKE DETECTORS: ☒ Yes ☐ No If YES, how many: 3 Direct wired ☒ Battery
- IRRIGATION SYSTEM: ☐ Yes ☒ NO No If YES, Automatic timer? ☐ Yes ☐ No
- WATER SOFTENER: ☐ Yes ☒ NO No If YES: ☐ Owned or ☐ Leased

Are you aware of any condition of any of the above that could affect the value or desirability of the property? Yes No

If YES, explain: A/C CON HAS HAD LOW USAGE SINCE 2014 AS PROPERTY IS NOT USED DURING SUMMER AND IS SET AT 85F WHILE AWAY. UNIT SERVED IN 2026.

* NEW HOME INSTALLED 2005. ALL UTILITIES UNDERSTOOD TO BE 2005 SAME AGE - WHEN PROPERTY WAS PURCHASED IN 2014.

II. The Property is being offered with the following property INCLUDED:

☒ N/A Range	☒ Oven	☒ Microwave	☒ Refrigerator
☒ Dishwasher	☒ N/A Trash Compactor	☒ N/A Garbage Disposal	☒ Washer
☒ N/A Intercom system	☒ N/A Window screens	☒ N/A Rain Gutters	☒ Dryer
☒ N/A Security System	☒ N/A Satellite Dish	☒ N/A Fire Alarm	☒ W/D Hookups
☒ N/A TV Antenna	☒ Central Air	☒ N/A Central Vacuum	☒ N/A Humidifier
☒ Cable TV connection(s)	☒ N/A Central Heat	☒ N/A Evaporator/Cooler	☒ # of Ceiling fans
☒ N/A Wall A/C unit	☒ N/A Sump Pump	☒ N/A Water Softener	☒ N/A Garage Door Opener
☒ N/A Patio/Decking	☒ N/A Built-in Barbecue	☒ N/A Gazebos	☒ # of GDO remotes
☒ N/A Sauna	☒ N/A Pool	☒ N/A Spa	☒ N/A Hot Tub
☒ N/A Security Gates	☒ N/A Pool Equipment		
☒ N/A Irrigation System	☒ N/A Fireplace in _____ (room)	☒ Masonry	☒ Prefab
	☒ _____ (room)	☒ Masonry	☒ Prefab

Are there, to the best of your (Seller's) knowledge, any of the above that is/are not in working order? Yes ☒ No ☐
 If YES, please explain: ALL WORKING SATISFACTORILY AS AT OCTOBER 2026. AIR-CON SEVERED 2026.

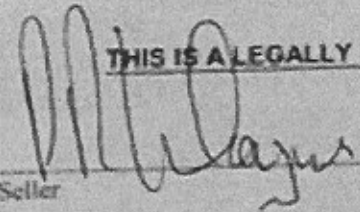
I. OWNERSHIP

- Are you a NO Builder NO Developer NO Real Estate Licensee in the state of N/A
- Have all persons having an interest in the property signed the EXCLUSIVE RIGHT OF SALE AGREEMENT?
☒ Yes ☐ No
- Please list all persons having an interest in the property that are NOT U.S. citizens: PHUOT R. HAIHET
GRAZIELLA VITA

The undersigned **SELLER(s)** hereby certifies that the information contained herein is true and correct to the best of Seller's knowledge. Seller does not intend this disclosure to be a warranty of any kind. Seller hereby agrees to notify the office of **LOCKHART & ASSOCIATES, INC., REALTORS** of any change in any information contained herein and authorizes the release of this form to any potential Buyer.

The undersigned **BUYER(s)** hereby acknowledges receipt of a copy of this form and has fully reviewed its contents. The Buyer(s) affirm that no representation concerning the condition of the Property is being relied upon other than those disclosed on this form or stated within the Sales Contract and agrees to hold the office of **LOCKHART & ASSOCIATES, INC., REALTORS** harmless from any claim whatsoever arising therefrom.

THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

	<u>1 OCT 2024</u>	_____	_____
Seller	Date	Buyer	Date
	<u>10/05/26</u>	_____	_____
Seller	Date	Buyer	Date