Community Development District and Bond Balance Addendum

The following provisions are made part of the Contract for Sale and Purchase or Residential Sale and Purchase Contract between: Cynthia L. Tosney, Trustee of The Cynthia L. Tosney Trust, dated 04/25/2018 (Seller)

and _____ (Buyer)

concerning the Property located at 705 Perez Place, The Villages, FL 32159

LOT: 174 UNIT: 2 DATE OF CLOSING: _____

The THE VILLAGES (Name of District) 1 (District #) Community Development 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.

Seller represents that the current taxes/assessments/fees are:

$ 320.71 per year to THE VILLAGES FIRE DISTRICT.

$ 433.60 per year to UNIT 2 -MAINTENANCE.

$ _____ per _____ to _____.

AMENITY FEE PER MONTH: $ 204.00

REMAINING BOND BALANCE: $ BOND PAID

Buyer is responsible for all assessments or charges from the District described above, both maintenance and permanent, 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 the **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 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.

BUYER DATE	**SELLER** DATE
BUYER DATE	**SELLER** DATE

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 Cynthia L. Tosney, Trustee of The Cynthia L. Tosney Trust, dated 04/25/2018 (SELLER) and _____ (BUYER) concerning the Property described as 705 Perez Place, The Villages, FL 32159 LOT 174 THE VILLAGES OF SUMTER UNIT NO. 2 PLAT BOOK 4 PAGES 100-100G

Buyer's Initials _____ _____ ***Seller's Initials*** _____ _____

Q. HOUSING FOR OLDER PERSONS

Buyer acknowledges that the owners' association, developer or other housing provider intends the Property to provide housing for older persons as defined by federal law. While Seller and Broker make no representation that the Property actually qualifies as housing for older persons, the housing provider has stated that it provides housing for persons who are ☐ 62 years of age and older ☑ 55 years of age and older.

CR-7 Rev. 10/21 © 2021 Florida Realtors® and The Florida Bar. All rights reserved

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, Cynthia L. Tosney, Trustee of The Cynthia L. Tosney Trust, dated 04/25/2018, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 705 Perez Place, The Villages, FL 32159

LOT 174 THE VILLAGES OF SUMTER UNIT NO. 2 PLAT BOOK 4 PAGES 100-100G

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: Cynthia L. Tosney Date: _____

Seller: _____ Date: _____

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

© 2025 Florida Association of Realtors®

RE/MAX PREMIER REALTY

SMART HOME – AUDIO / VIDEO SURVEILLANCE DISCLOSURE

Seller Name(s): Cynthia L. Tosney, Trustee of The Cynthia L. Tosney Trust, dated 04/25/2018

Buyer Name(s): _____

Property Address: 705 Perez Place, The Villages, FL 32159

Florida law requires the consent of all parties to record in-person conversations, including videotaped conversations that capture sound.

If a Seller has security cameras that also record conversations (audio recording capabilities), all parties must consent to that recording.

With respect to video recording only, it is permissible only if written notice is clearly given on the premises or the recording device is immediately obvious.

SELLER(s)

My property has one (or more) Audio/Video Surveillance Devices. Yes ☐ No ☒

Cynthia L. Tosney

Signature Date

Signature Date

BUYER(s)

I understand that I may be subject to Audio/Video Surveillance and Recording during my time on the above-mentioned property, and I give my consent to such Surveillance and Recording.

Signature Date

Signature Date

Wire Fraud Prevention Notice

Brokerage Name: RE/MAX Premier Realty

Always independently verify wiring instructions sent via email

Criminals/hackers are targeting email accounts of various parties involved in real estate transactions (e.g., lawyers, title agents, mortgage brokers, real estate agents). These emails are convincing and sophisticated. Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. If you receive an email regarding instructions that contains any suspicious information, do not click on any links that may be in the email and do no reply.

Broker strongly recommends that Buyer, Seller, and their respective attorneys and others working on a transaction, refrain from placing any sensitive personal and financial information in any 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, Broker strongly recommends 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., confirm the ABA routing number or SWIFT code and credit account number).** Buyer and Seller should call them at a number that is independently obtained (e.g., from this Contract, the recipients website, etc) and not use the number in the email in order to be sure that the contact is a legitimate party.

Buyer Name (Print)	Buyer Signature Date
Buyer Name (Print)	Buyer Signature Date
Cynthia L. Tosney, Trustee Seller Name (Print)	Seller Signature Date
Seller Name (Print)	Seller Signature Date

RE/MAX PREMIER REALTY

AFFILIATED BUSINESS DISCLOSURE STATEMENT

Seller(s): **Cynthia L. Tosney, Trustee of The Cynthia L. Tosney Trust, dated 04/25/2018**

Buyer(s): _____

Property: **705 Perez Place, The Villages, FL 32159**

Date: _____

This is to give you notice that RE/MAX Premier Realty has a business relationship with the following businesses: We Insure MLS Group, LLC, and Landmark Mortgage Planners. Because of this relationship, a referral to them may provide RE/MAX Premier Realty with a financial or other benefit.

You are NOT required to use the listed provider(s) as a condition for purchase or sale of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT, INSURANCE, AND MORTGAGE SERVICES AVAILABLE. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

ACKNOWLEDGEMENT

I / we have read this disclosure form and understand that RE/MAX Premier Realty is affiliated with the above listed companies, and may receive a financial or other benefit for any services provided to me by the above listed companies due to a referral from RE/MAX Premier Realty.

Seller Signature Date

Buyer Signature Date

Seller Signature Date

Buyer Signature Date

ENTERPRISE TITLE OF CENTRAL FLORIDA, LLC.
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Cynthia L. Tosney, Trustee of The Cynthia L. Tosney Trust, dated 04/25/2018

_____ **(Buyer/Seller)**

From: Matthew Sheridan Roberts, LLC and/or Guy Williams, Jr. LLC

Property Address: 705 Perez Pl. The Villages, FL 32159

Date: _____

This is to give you notice that the referring party, Matthew Sheridan Roberts, LLC and/or Guy Williams, Jr. LLC has a business relationship with Enterprise Title of Central Florida, LLC. Specifically, that Matthew Sheridan Roberts, LLC and/or Guy Williams, Jr. LLC has a direct or indirect ownership interest in Enterprise Title of Central Florida, LLC. Because of this relationship, this referral may provide the referring parties with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for [the listing, marketing or sale 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.**

Service provider:	Enterprise Title of Central Florida, LLC.		
Services:	Base Title Insurance:	Rate:	$5.75 per thousand up to $100,000. $5.00 per thousand thereafter
Settlement Services:	Charge:	$ 595.00	
	Search Fee:	$ 150.00	
	Lien Search Fee:	$ 120.00	

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that the parties referring me/us to purchase the above described settlement service(s) and may receive a financial or other benefit as a result of this referral.

