REALTOR® EQUAL HOUSING OPPORTUNITY

Tallahassee BOARD OF REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT

(Revised March 2024)

(It is suggested that copies of this disclosure be available at the property)

SELLER: Christian Joel Camacho , Jessica Rojas

Property Address: 613 bear ct Kissimme FL 34759

Date Property Purchased: 17 Junio 2022 Year Built 2021

* If built before 1978 seller must provide the Lead Based Paint Disclosure Form

NOTICE TO SELLER AND BUYER:

THIS FORM IS INTENDED TO BE TO THE BENEFIT/INFORMATION FOR THE BUYER. THIS FORM IS TO BE FILLED OUT TO THE BEST OF THE SELLER'S KNOWLEDGE, DISCLOSING INFORMATION PROVIDED TO THEM UPON THEIR PURCHASE, AND/OR DISCLOSURES THAT HAVE OCCURED DURING THEIR OWNERSHIP.

NOTICE TO SELLER AND BUYER:

- **Every SELLER is legally obligated to disclose to a buyer all known facts, which are not readily discoverable to a BUYER that materially and/or adversely affect the value of the property being sold.**
- **This disclosure statement is intended to assist the SELLER in complying with disclosure requirements and to provide helpful information to a BUYER.**
- **The Listing Broker, the Selling Broker and their respective Salespersons will also rely upon this information when they evaluate, market, and present SELLER'S property to prospective BUYERS.**
- **NON-OCCUPANT SELLERS (ie Trusts/Probate, Rentals, Investment/Flip) still have a liability to disclose repair history as paid through a third party (for example: Attorney, Property Manager, Project Manager, etc.)**

NOTICE TO BUYER:

This is a disclosure of SELLER'S knowledge as of the date signed by the SELLER of the condition of the property and is not a substitute for BUYER'S due diligence. It is not a warranty of any kind by SELLER or a warranty or representation by the Listing Broker, the Selling Broker, or their Salespersons.

1. OCCUPANCY

(a) The property is occupied by ☐ Seller ☐ Tenant ☐ Other

(b) If property is vacant, provide date it was vacated. 15 Octubre 2026

(c) If Tenant occupied, provide the following information:

1. Is there a written lease? ☐ Yes ☒ No If yes, expiration date _____
2. Is there a moveout/cancelation clause in the lease? ☐ Yes ☒ No Notice Required _____
3. Monthly rental amount _____ Security Deposit amount _____
4. Management Company, if any _____

~~BUYERS~~ Sellers Initials: JR Ch ~~SELLERS~~ Buyers Initials: _____ _____

For the remaining sections please be prepared to provide any additional information such as warranties supporting documentation and or reports

2. EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Subject to final negotiated contract)

Unless otherwise stated, all fixtures and the following items are assumed to remain (including but not limited to): doorbells, smoke/CO2 detectors, thermostat(s), light bulbs, bathroom mirrors, blinds and shutters.

Mark the additional items included in the sale of your property:

[X] Above Ground Pool	[ ] Intercom	[X] Storage Shed
[X] Ceiling Fans–all	[ ] Irrigation System	[ ] Surveillance Equipment
[ ] Central Vacuum and Attachments	[ ] Light Fixtures–all	[ ] Trash Compactor
[ ] Curtain Rods	[ ] Microwave Oven	[ ] Washer
[ ] Curtains/Drapes	[ ] Pool Equipment	[ ] Water Softener/Purifier
[X] Dishwasher	[ ] Pool Heater	[ ] Window/Wall AC
[ ] Disposal	[ ] Range/Oven	[ ] _____
[ ] Dryer	[ ] Refrigerator [ ] with Ice Maker	[ ] _____
[X] Garage Door Opener	[ ] Satellite System	[ ] _____
[ ] Generator	[ ] Security System – (see below)	[ ] _____
[ ] Ice Maker	[ ] Spa or Hot Tub with Heater	[ ] _____

[ ] Oil/Propane Tanks [ ] Owned [ ] Leased (If any of the above are leased fill out clause 18)

[ ] Security System [ ] Leased

(a) Are there any fixtures, appliances, or systems on or about the property excluded from the sale? (ex. Smart home devices, etc)

ND

(b) If any of these items have been replaced during your ownership, which items and what year:

ND

(c) Any other leased systems: (ex. Solar panels, water softeners, etc) ND

(d) Do any items with the sale have any defects? Explain

(f) Please list any appliances or equipment that are gas powered: _____

3. STRUCTURAL ITEMS

(a) Name of Contractor or Builder who built home, if known _____

(b) Have there been any past or present movement, shifting, cracks, deterioration, structural damage or other problems with walls, ceilings, or foundations? [ ] Yes [X] No [ ] Unknown

(c) Has there been any past or present water leakage or intrusion into the structure(s)?
[ ] Yes [X] No [ ] Unknown

(d) Have there been any past or present problems with driveways, walkways, patios, or retaining walls?
[ ] Yes [X] No [ ] Unknown

(e) Is the fireplace functioning properly? [X] Yes [ ] No Explain: _____

~~BUYERS~~ Initials: JR CH ~~SELLERS~~ Initials: _____ _____

seller Buyers

(f) Have there been any problems with the chimney or flue? ☐ Yes ☒ No ☐ Unknown

(g) Have there been any repairs or other effects to control the cause or effects of any problem(s) Describe in this section ☐ Yes ☒ No ☐ Unknown

If any answers are yes, explain: _____

_____

4. ADDITIONS / ALTERATIONS & REMODELING

(a) Have you made any additions, structural changes, or other alterations to the property? ☐ Yes ☒ No

Date _____ If yes, explain: _____

_____

(b) Provide the name of any Contractor or individual who did any additions, structural changes, or other alterations to the property, if known: _____

(c) Were the necessary permits pulled and closed out ☐ Yes ☐ No ☒ Unknown

5. ROOF

(a) Has the roof been replaced during your ownership. ☐ Yes ☒ No Year current roof put on _____

(b) Roofing material ☐ Arch shingle ☐ 3 tab shingle ☐ Metal ☐ Other _____

(c) Has the roof ever leaked during your ownership? ☐ Yes ☒ No

(d) Has the roof been repaired during your ownership? ☐ Yes ☒ No Repair date _____

If yes, provide name of Contractor or individual who did the work and details of replacement/repair

_____

_____

(e) If roof replaced, is it under warranty? ☐ Yes ☒ No Is the warranty transferable? ☐ Yes ☒ No

(f) Please provide roof age on any additional structures: _____

(g) Do you know of any other problems with the roof or gutters? ☐ Yes ☒ No

If any answers are yes, explain: _____

_____

6. SIDING

(a) Exterior siding material(s): ☐ Asbestos ☐ Brick ☐ Concrete Block Stone ☐ Fiber Cement ☐ Manufactured Siding (LP/GP) ☐ Stucco ☐ Synthetic Stucco ☒ Unknown ☐ Wood ☐ Vinyl ☐ Other _____

(b) If manufactured siding, provide name of manufacturer, if known _____

(c) If stucco, have there been any inspection reports on the stucco? ☐ Yes ☒ No

(d) Do you know of any problems/defects with the siding? ☐ Yes ☒ No

(e) Have you filed any claims with manufacturers in regard to the siding? ☐ Yes ☒ No

If any answers are yes, explain: _____

_____

_____

~~BUYERS~~ Initials: JR CH ~~SELLERS~~ Initials: _____ _____

Sellers Buyers

7. WINDOWS/DOORS/LOCKS

(a) Are the windows insulated glass? ☐ Yes ☐ No ☒ Unknown

(b) Are there any fogged, broken, or cracked windows? ☐ Yes ☐ No ☒ Unknown

If yes, which ones _____

(c) Do all operable windows open, stay open, close and lock properly? ☒ Yes ☒ No ☐ Unknown

If yes, which ones one room

(d) Are any screens missing or damaged? ☒ Yes ☐ No ☐ Unknown

If yes, which ones Back door, 2 Rooms

(e) Do all doors operate properly? ☒ Yes ☐ No ☐ Unknown

If no, explain: _____

(f) Are smart locks present? ☐ Yes ☒ No If yes, does the smart lock have a key? ☐ Yes ☐ No

(g) Do you have keys/codes to all door locks? ☐ Yes ☒ No

If no, explain: _____

8. HEATING AND AIR CONDITIONING

(a) Air Conditioning:

☒ Central Electric ☐ Natural Gas ☐ Other ☐ Window Units, # of units _____

Provide age if known _____

☐ Mini-split, # of units _____ ☐ Other Provide age if known _____

(b) Heating:

☒ Central Electric ☐ Central Electric Heat Pump ☐ Fuel Oil ☐ Natural Gas ☐ Other _____

(c) Is there a fireplace? ☐ Yes ☒ No Heat Source: ☐ Wood ☐ Natural Gas ☐ Propane ☐ Electric

(d) Have there been any problems regarding these items? ☐ Yes ☒ No

(e) Have there been any repairs/replacements of these units during your ownership? ☐ Yes ☒ No

If yes explain: _____

_____

9. ELECTRICAL SYSTEM

(a) Have there been any problems with the electrical system? ☐ Yes ☒ No

(b) Has the panel been updated since the home was built ☐ Yes ☒ No ☐ Unknown

Provide date if known _____

(c) Is there a generator installed? ☐ Yes ☒ No If yes provide type _____

Year installed _____ installed by _____

If yes explain: _____

_____

~~BUYERS~~ Initials: JR CH

Sellers

~~SELLERS~~ Initials: _____ _____

Buyers

10. PLUMBING

(a) Have there been any problems with the plumbing system? ☐ Yes ☒ No

(b) Have there been any updates to the plumbing system? ☐ Yes ☒ No ☐ Unknown

(c) What is your water supply source: ☐ Public ☐ Community Well

Well on property location: _____

(d) Do you have polybutelene pipes? ☐ Yes ☐ No ☒ Unknown Pex pipes ☐ Yes ☐ No ☒ Unknown Year Installed _____

(e) Have there been any leaks, back-ups, water, and/or sewer/septic tank or drain field problems? ☐ Yes ☒ No ☐ Unknown

If yes explain: _____

(f) What type of sewage system do you have? ☒ Public ☐ Community Sewer ☐ Septic Tank(s)

If septic how Many _____ Location(s) _____

(g) When was septic tank last pumped and by who? _____

(h) If community sewer/septic and or well who maintains these functions and how many residences does it serve? _____

(i) If on a septic tank, is sewer service available to your property? ☐ Yes ☐ No ☒ Unknown

If yes, it is the responsibility of the BUYER to contact the local Health Department regarding continued use of a septic system.

(j) Does your utility bill contain a fee for sewer? ☒ Yes ☐ No

If yes, it is the responsibility of the BUYER to contact the utility department to determine if a sewer is currently in use or if the sewer fee is for availability of sewer for future usage.

(k) Is there a pump associated with your sewage system? ☐ Yes ☒ No

(l) If your water is from a well, have there ever been repairs/replacements to the well or pump? ☐ Yes ☐ No ☒ Unknown

(m) Has the well water ever been tested? ☐ Yes ☐ No ☒ Unknown

Date and Test Results: _____

(n) Do you have a water conditioning system? ☐ Yes ☒ No

If yes, is the system ☐ Owned ☐ Leased

(o) Type of water heater(s)? ☐ Gas ☒ Electric ☐ Solar

On timer(s)? ☐ Yes ☐ No

Number of Water Heaters? _____ Age of water heater(s) _____

location: _____

Number of gallons? _____ or ☐ Tankless

If any answers are yes, explain: _____

_____

_____

~~BUYERS~~ Initials: JR CH ~~SELLERS~~ Initials: _____ _____

Sellers Buyers

11. UTILITIES

(a) Who supplies electrical service? ☐ City of Tallahassee ☐ Talquin ☒ Duke ☐ Other

(b) If Talquin please provide meter number _____

(c) Average utility bill? $ _____ Number of people living in property _____

(d) Who supplies water service? ☐ City of Tallahassee ☐ Talquin ☒ Duke ☐ Other

(e) Who supplies gas service? ☐ City of Tallahassee ☐ Other _____

Tank buried? ☐ Yes ☐ No

(f) If gas/propane service is leased, will provider allow for it to be transferred to the new owner?

☐ Yes ☒ No

(g) Are solar panels present? ☐ Yes ☒ No Location: _____

(h) If solar panels are present are they ☐ Leased ☐ Owned ☐ Financed If Financed are terms assumable? ☐ Yes ☒ No

(i) Who are the cable/internet provider in your area: Spectrum

(j) Who provides Garbage Collection? ☐ City of Tallahassee ☐ Private ☒ Waste Pro (non city) ☐ Other/None

12. POOL / SPA / HOT TUB (Complete if applicable)

(a) ☐ **POOL** year installed _____ ☐ Salt ☐ Chlorine

☐ In ground: ☐ Gunnite ☐ Fiberglass ☐ Vinyl Age of liner _____ ☒ Above ground

(b) Has the pool been resurfaced? ☐ Yes ☐ No ☒ Unknown Date _____

(c) Pool heater: ☒ None ☐ Gas ☐ Electric ☐ Solar Age if known _____

(d) Pool pump: Year installed _____

(e) Filter type: _____ Year installed _____

(f) Is pool equipment included? ☐ Yes ☒ No

If yes, itemize: _____

(g) Is there an automatic pool cleaner? ☐ Yes ☒ No If yes, manufacturer name _____

Age if known _____

(h) ☐ **SPA/HOT TUB** Year installed _____

(i) Spa heater: ☒ None ☐ Gas ☐ Electric ☐ Solar

(j) Do you use a pool service company ☐ Yes ☒ No If yes, please provide details such as company/cost/treatment _____

If there have been any problems with any of the items above, explain: _____

_____

_____

13. CRAWL SPACES AND BASEMENTS (Complete if applicable)

For the information below, provide the name of any contractor or individual who did any of the following work/repair/improvements to the basement or crawl space. _____

(a) Has there ever been any water leakage, accumulation of water or dampness in the basement or crawl space? ☐ Yes ☒ No ☐ Unknown

(b) Is a sump pump in use ☐ Yes ☒ No ☐ Unknown How many _____ Age _____

~~BUYERS~~ Initials: JR CH ~~SELLERS~~ Initials: _____ _____

Sellers Buyers

(c) Is a dehumidifier in use ☐ Yes ☐ No ☒ Unknown How many _____ Age _____

(d) Is the crawl space encapsulated? ☐ Yes ☐ No ☒ Unknown Year installed _____

(e) Is a vapor barrier installed ☐ Yes ☐ No ☒ Unknown

(f) Have there been any repairs or other attempts to control any water or dampness problems in the basement or crawlspace? ☐ Yes ☒ No ☐ Unknown

If any answers are yes, explain: _____

14. WOOD DESTROYING ORGANISMS

(a) Has there been damage to the property caused by wood rot? ☒ Yes ☐ No ☐ Unknown

☐ Flood zone Type if Known fence outside

(b) Have termites or any wood destroying insects affected the property? ☐ Yes ☒ No ☐ Unknown

(c) Has there ever been any damage to the property caused by termites or wood destroying insects during your ownership?

☐ Yes ☒ No ☐ Unknown

(d) Is the property currently under bond for wood destroying insects from a licensed pest control company? ☐ Yes ☒ No

What company? _____ Renewal Fee _____

Expiration date: _____

If any answers are yes, explain: _____

15. SOIL / DRAINAGE / BOUNDARIES

(a) Is any portion of the property located in a flood hazard area? ☒ Yes ☐ No ☐ Unknown

Flood zone type, if known? _____

(b) Is flood insurance required by your lender? ☒ Yes ☐ No ☐ Unknown

If yes provide the insurer information and annual cost: _____

(c) Have there been any past or present drainage or flood problems affecting the property?

☐ Yes ☒ No ☐ Unknown

(d) Have there been any past or present drainage or flood problems affecting adjacent properties?

☐ Yes ☒ No ☐ Unknown

(e) Is there any fill or pipe clay on the property? ☐ Yes ☐ No ☒ Unknown

(f) Has there been any settling or earth movement on the property?

☐ Yes ☒ No ☐ Unknown

(g) Has there been any settling or earth movement in the immediate neighborhood?

☐ Yes ☒ No ☐ Unknown

(h) Who owns any fences? _____

(i) Are there any encroachments, boundary line disputes, or easements affecting the property?

☐ Yes ☒ No ☐ Unknown

(j) Are there any conservation easements or environmental restrictions? ☐ Yes ☒ No

~~BUYERS~~ Initials: JR CH ~~SELLERS~~ Initials: _____ _____

Sellers Buyers

(k) Are there any shared driveways, fences or joint use agreements? ☐ Yes ☒ No

If any answers are yes, explain: _____

16. TOXIC SUBSTANCES

(a) Are you aware of any hazardous materials in, on or about the property? (Hazardous Materials may include but are not limited to: lead-based paint, asbestos materials, asbestos siding, mold, and buried oil, fuel or other storage tanks.) ☐ Yes ☒ No ☐ Unknown

Location of tanks if buried: _____

(b) Has the property been tested for mold, lead-based paint, or any other toxic substances? ☐ Yes ☐ No ☒ Unknown

(c) Has the property been tested for Radon? ☐ Yes ☐ No ☒ Unknown If yes was the reported radon levels above the EPA recommended level? ☐ Yes ☐ No ☒ Unknown

(d) Is a Radon Mitigation system installed? ☐ Yes ☒ No Number _____

Location(s) _____ Installer _____

If any answers are yes, explain: _____

17. ROAD MAINTENANCE AND NEIGHBORHOOD/HOA INFORMATION

Note: If there is a mandatory Homeowners' Association, including active covenants and periodic dues, you must complete the separate HOMEOWNERS' ASSOCIATION/ COMMUNITY DISCLOSURE

(a) Is the property located in the City limits? ☐ Yes ☒ No

(b) Who maintains your road? ☒ Gov't ☐ Private

If private, is it maintained by: ☐ HOA ☐ Road Maintenance Agreement ☐ Other (ex. Easement)

(c) If a road maintenance agreement exists, please provide terms and/or contact person for details: _____

(d) What is the annual fee? $ 1200 + tax How is it paid? ☑ Monthly ☐ Yearly ☐ Other

(e) Are fees current? ☐ Yes ☒ No

(f) What does the fee cover? basura, internet, comunidad, cable

(g) Who is the contact person for the association? _____

Phone # _____ Email _____

website _____

(h) Are there any transfer fees? ☐ Yes ☐ No ☒ Unknown

Amount $_____

If yes, to whom: _____

(i) Is there an enhancement fee or any other type of fee upon resale? ☐ Yes ☐ No ☒ Unknown

Amount $_____ If yes, what kind of fee and to whom _____

~~BUYERS~~ Initials: JR CH ~~SELLERS~~ Initials: _____ _____

Sellers Buyers

(j) Are there any special assessments or any other fees of any type? ☐ Yes ☐ No ☒ Unknown
If yes, explain nature of assessment/fee imposed by whom and amount: _____

(k) Is there a CDD (Community Development District) fee attached to your property?
☐ Yes ☐ No ☒ Unknown If yes, amount $_____
How is it paid? _____

(l) Are there any defects, damages, legal actions, conditions or assessments that may affect the association or its fees? ☐ Yes ☒ No

(m) Have there been any proposed changes or conditions in your neighborhood that could affect the value or desirability of the property? ☐ Yes ☐ No ☒ Unknown
If yes, explain: _____

(n) Does the property violate the restrictive covenants? ☐ Yes ☐ No ☒ Unknown

18. LEASED OR FINANCED SYSTEMS/EQUIPMENT

(a) If the seller has leased or financed systems, will the seller be paying off the lease or loan of the system prior to closing? ☐ Yes ☒ No

(b) Are there any leased/financed systems that are not included in the sale? ☐ Yes ☒ No

(c) Are solar panels installed? ☐ Yes ☒ No ☐ Owned ☐ Financed
If financed, are terms assumable? ☐ Yes ☒ No

(d) Is there security system equipment included? ☐ Yes ☒ No ☐ Owned ☐ Leased ☐ Financed
if financed, are terms assumable? ☐ Yes ☒ No

(e) Is there a water softener/purifier system installed? ☐ Yes ☒ No ☐ Owned ☐ Leased ☐ Financed
If financed, are the terms assumable? ☐ Yes ☒ No

(f) List item(s) and details of any other leased/financed systems that are incorporated into the property:
_____

19. OTHER MATTERS

(a) Has an insurance claim been filed on this property during your ownership? ☐ Yes ☒ No
How many _____ Please provide additional details such as when filed, if paid out, amount, if claim has been closed, and who current provider is: _____

(b) Does anyone have a first right of refusal or an option to buy this property? ☐ Yes ☒ No

(c) Is there any existing or threatened legal action affecting the property? ☐ Yes ☒ No

(d) Is this property located within a geographical area which has been designated, or is being considered for designation, as a Historic Preservation Overlay District? ☐ Yes ☒ No ☐ Unknown

(e) Is the property registered as a rooming house under the Rooming House Ordinance?
☐ Yes ☒ No ☐ Unknown

(f) Are there any zoning violations, non-conforming uses, set back violations, or proposed zoning or road changes? ☐ Yes ☒ No ☐ Unknown

(g) Are there any violations of local, state, or federal laws or regulations relating to this property?
☐ Yes ☒ No ☐ Unknown

If any above are yes, explain: _____

~~BUYERS~~ Initials: JR CN ~~SELLERS~~ Initials: _____ _____
Sellers Buyers

(h) Is your Leon County Fire Tax Assesment ☐ Paid separately ☐ Included in tax bill ☒ Unknown ☐ N/A Amount, if any: $_____ ☐ Included in utility bill

(i) Are there any concealed cosmetic defects? ☐ Yes ☐ No ☒ Unknown
If Yes, please explain: _____

_____

(j) Anything else you feel you should disclose to a prospective buyer that may materially and/or adversely affect the value or desirability of the property _____

_____

The undersigned SELLER represents that the information set forth in the foregoing property disclosure statement is accurate and complete to the best of the SELLER'S knowledge on the date signed below. SELLER does not intend this property disclosure statement to be a warranty or guaranty of any kind. SELLER hereby authorizes Listing Broker to provide this information to prospective BUYERS and to other Real Estate Brokers and other Salespersons.

SELLER understands and agrees that SELLER will immediately notify Listing Broker in writing if any information set forth in this property disclosure changes.

Seller: Jessica Rojas Date: noviembre 12, 2024

Seller: Christian Camacho Hernandez Date: noviembre 12, 2024

RECEIPT AND ACKNOWLEDGMENT BY BUYER

BUYER hereby acknowledges receipt of a copy of this property disclosure. BUYER is strongly advised to obtain property inspection(s) as provided for in the Contract for Sale and Purchase. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER is aware that this property disclosure is not intended as a warranty or guaranty of any kind by SELLER. The Brokers and their Salespersons do not warrant or guarantee the condition of the property and are in no way responsible for the condition of the property. BUYER understands that the property is being sold in its present condition unless otherwise agreed upon in the Contract for Sale and Purchase.

Buyer: _____ Date: _____

Buyer: _____ Date: _____