ADDITIONAL PROPERTY INFORMATION

THIS DOCUMENT IS ONLY FOR INFORMATIONAL PURPOSES AND CANNOT BE USED AS AN ADDENDUM, EXHIBIT, OR SUPPLEMENT TO A CONTRACT FOR PURCHASE AND SALE.

SELLER: Helen M. Fuller

PROPERTY: 2104 Abercorn Ct., Casselberry, FL 32707

PROPERTY REPORTS

Do you have the following information on the property? If yes, provide additional information.

SURVEY: Yes - Done 2014

TERMITE BOND: No - HOA May have one but I'm not sure

FLOOD INSURANCE: No

WARRANTIES: No

INSPECTION REPORTS: From 2014 and Mitigation Inspection 12/22.

UTILITIES & SERVICE PROVIDERS

	COMPANY	*CONTACT*	*COST*
ELECTRIC:	Duke Energy	800-700-8744	2026 Mo. Avg. $129.13
WATER:	Seminole Co. Water & Sewer	407-665-2000	2026 Mo. Avg. $62.77
GAS:	N/A		
PHONE:	Unknown		
CABLE/INTERNET:	Spectrum	855-757-7328	$60.00 / Month
POOL SERVICE:	HOA		
ALARM SYSTEM:	Safetouch	??	Don't remember
YARD SYSTEM:	HOA		
PEST CONTROL:	None		
TRASH REMOVAL:	Incl in Water bill		
RECYCLING:	Incl in Water bill		
OTHER:			
OTHER:			

ADDITIONAL PROPERTY INFORMATION

EXTENDED PROPERTY LIST

FIXED PROPERTY

These items must be specifically EXCLUDED on the purchase contract in order to be enforceable. The standard residential sales contract includes the following personal property in the sale, unless explicitly excluded in the contract. All fixed/installed/ screwed items are considered to convey with the property unless specifically excluded. Please check any items "Take" that will not convey with the sale of the home.

Item	*Brand & Remarks*	*Leave*	*Take*	*Negotiable*
RANGE/OVEN	Came w/ house	☒	☐	☐
CEILING FANS – BACK PORCH Replaced 3 wks Ago	Came w/ house	☒	☐	☐
GARAGE DOOR OPENER	Came w/ house	☒	☐	☐
KITCHEN REFRIGERATOR	Whirlpool - 2021	☒	☐	☐
GARAGE/SECONDARY REFRIGERATOR		☐	☐	☐
MICROWAVE (NOT COUNTERTOP)		☒	☐	☐
SECONDARY REFRIGERATOR		☐	☐	☐
HOME THEATER EQUIPMENT		☐	☐	☐
DISHWASHER	Bought 10/2021	☒	☐	☐
CURTAIN RODS		☐	☐	☐
GARAGE DISPOSAL	Replaced 2024	☒	☐	☐
CHANDELIERS		☒	☐	☐
SPEAKER SYSTEM		☐	☐	☐
BATHROOM MIRRORS		☒	☐	☐
WINE COOLERS		☐	☐	☐
TV MOUNTING BRACKETS		☐	☐	☐
_____		☐	☐	☐
_____		☐	☐	☐
_____		☐	☐	☐

ROCKSTAR HOME TEAM

ADDITIONAL PROPERTY INFORMATION

NEGOTIABLE PERSONAL PROPERTY

These items must be specifically EXCLUDED on the purchase contract in order to be enforceable. Certain non-attached items, including the following, are considered negotiable. These items must be specifically included or excluded from contract in order to be enforceable. Please mark your intention to take or leave the following:

Item	*Brand & Remarks*	*Leave*	*Take*	*Negotiable*
WASHER/DRYER		☐	☐	☐
STORAGE SHED		☐	☐	☐
ABOVE-GROUND SPA		☐	☐	☐
MOUNTED TVS		☐	☐	☐
FURNITURE THAT APPEARS BUILT-IN		☐	☐	☐
		☐	☐	☐
		☐	☐	☐
		☐	☐	☐
		☐	☐	☐

Signed below, as the Seller of this Property, I confirm that the information provided is, to my knowledge, correct and accurate.

Helen M Fuller 10-31-26

SELLER DATE SELLER DATE

Jordan Muench | RockstarRealtor1@gmail.com | (407) 921-4633

ROCKSTAR HOME TEAM

PROPERTY UPDATES INFORMATION

SELLER: Helen M Fuller

PROPERTY: 2104 Abercorn Ct., Casselberry, FL 32707

THIS FORM IS A DISCLOSURE AND MUST BE PROVIDED TO THE BUYER.
THIS DOCUMENT INFORMS BUYERS ABOUT THE IMPROVEMENTS MADE TO THE PROPERTY.

Major Updates

Check the box next to any components you have changed, or know were changed by previous owners:

UPGRADE	COST	YEAR
FOUNDATION		
FRAME		
ROOF	HOA	2021
HVAC	$4335	2017
POOL	HOA	
WINDOWS/DOORS		
PLUMBING		
ELECTRICAL		
SIDING / GUTTER / SOFFIT / FASIA		
SOLAR PANELS		

Other Updates

Please make a list of upgrades and improvements you made or know were made previous owners made to the property. Examples include new paint, flooring, water heater, fencing, cosmetic updates, fixtures, smart home features, and others.

UPGRADE	COST	YEAR

Signed below, the Seller of this Property confirms that the information provided is correct and accurate to their knowledge. Buyer acknowledges receipts of this update information.

Helen M Fuller	10-31-24		
SELLER	DATE	SELLER	DATE
BUYER	DATE	BUYER	DATE

Jordan Muench | RockstarRealtor1@gmail.com | (407) 921-4633