

This form must be filled out by the Seller and therefore cannot be completed by an agent/broker in Form Simplicity. However, this form CAN be filled out electronically by the Seller in an electronic signature session. A full electronic signature template has been created for this form.



Seller's Property Disclosure – Residential

Notice to Licensee and seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a Seller of a home to disclose to the Buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the Buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today, and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 4586 MAURBACH TERRACE,
NORTH PORT, FL 34286 (the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since Seller occupied the Property? 30 DAYS)

1. Structures; Systems; Appliances

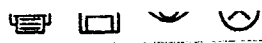
- (a) Are the structures including roofs: ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks? Yes ☒ No ☐ Don't Know ☐
- (b) Is seawall, if any, and dockage, if any, structurally sound? Yes ☐ No ☐ Don't Know ☒
- (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate? Yes ☒ No ☐ Don't Know ☐
- (d) Does the Property have aluminum wiring other than the primary service line? Yes ☐ No ☒ Don't Know ☐
- (e) Are any of the appliances leased? If yes, which ones: _____
- (f) If any answer to questions 1(a) - 1(c) is no, please explain: _____

2. Termites; Other Wood-Destroying Organisms; Pests

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them? Yes ☐ No ☒ Don't Know ☐
- (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? Yes ☒ No ☐ Don't Know ☐
- (c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____

3. Water Intrusion; Drainage; Flooding

- (a) Has past or present water intrusion affected the Property? Yes ☐ No ☒ Don't Know ☐
- (b) Have past or present drainage or flooding problems affected the Property? Yes ☐ No ☒ Don't Know ☐
- (c) Is any of the Property located in a special flood hazard area? Yes ☐ No ☒ Don't Know ☐
- (d) Is any of the Property located seaward of the coastal construction control line? Yes ☐ No ☒ Don't Know ☐
- (e) Does your lender require flood insurance? Yes ☐ No ☒ Don't Know ☐
- (f) Do you have an elevation certificate? If yes, please attach a copy.
- (g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____



¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Seller (*JD*) and Buyer () () acknowledge receipt of a copy of this page, which is Page 1 of 4.

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 Form
Simplicity

Tamie L. Knight PA 8/28/2025



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, CERES CONSULTING, LLC, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 4586 MAURBACH TERRACE, NORTH PORT, FL 34286

Seller, please check the applicable box in paragraphs (1) and (2) 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 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.
- (2) Seller ☐ has ☒ has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) 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: Jamie L Knight POA
Seller: _____

Date: 8/28/2025
Date: _____

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