KEYVORA REALTY

real estate your way

SELLER'S PROPERTY DISCLOSURE | FLORIDA

Property address:

Seller should disclose all known facts materially affecting the value of the property that are not readily observable and are not known to Buyer. Complete every applicable item; use Unknown only when you lack actual knowledge. Attach additional pages and supporting records as needed.

Seller name(s):

City / County / ZIP:

Parcel ID:

Year acquired:

Property type (house, condo, vacant land, other):

Year built (if known):

Last occupied by Seller (dates or never):

Seller currently occupies property?

- Yes
- No

Instructions and scope

This disclosure records Seller's knowledge and is not a warranty, inspection report, or substitute for Buyer's inspections and due diligence. Seller should explain known problems even if repaired. Seller agrees to promptly provide a written update for any material change or newly discovered information before closing.

Additional transaction-specific disclosures may be required, including lead-based paint for pre-1978 housing, association disclosures, and other applicable notices. Use the required separate forms when applicable.

Seller initials:

Seller initials:

PROPERTY CONDITION | STRUCTURE & SYSTEMS

Property address:

Select one answer per question based on your actual knowledge. Explain Yes answers below.

A. Structure, roof, and moisture

1. Known roof leaks, damage, or roof defects?	○ Yes	○ No	○ Unknown	○ N/A
2. Known foundation, settlement, structural, or sinkhole issues?	○ Yes	○ No	○ Unknown	○ N/A
3. Known water intrusion, moisture, mold, or drainage problems?	○ Yes	○ No	○ Unknown	○ N/A
4. Known termite, wood-destroying organism, or pest damage?	○ Yes	○ No	○ Unknown	○ N/A
5. Known fire, storm, lightning, or other casualty damage?	○ Yes	○ No	○ Unknown	○ N/A

B. Mechanical systems and improvements

6. Known heating, cooling, or ventilation problems?	○ Yes	○ No	○ Unknown	○ N/A
7. Known electrical, wiring, panel, or generator problems?	○ Yes	○ No	○ Unknown	○ N/A
8. Known plumbing, water heater, or fixture problems?	○ Yes	○ No	○ Unknown	○ N/A
9. Known appliance or included equipment defects?	○ Yes	○ No	○ Unknown	○ N/A
10. Known pool, spa, dock, seawall, fence, or irrigation defects?	○ Yes	○ No	○ Unknown	○ N/A

Explanations: identify question number, dates, repairs, and any unresolved condition.

Seller initials:

Seller initials:

UTILITIES, LAND & ENVIRONMENT

Property address:

Select one answer per question based on your actual knowledge. Explain Yes answers below.

C. Utilities and site conditions

11. Known well, drinking-water quality, or water-supply problems?	○ Yes	○ No	○ Unknown	○ N/A
12. Known septic system or drainfield defects or failures?	○ Yes	○ No	○ Unknown	○ N/A
13. Known sanitary sewer lateral defects (private pipe to main)?	○ Yes	○ No	○ Unknown	○ N/A
14. Known flooding, standing water, erosion, or drainage issues?	○ Yes	○ No	○ Unknown	○ N/A
15. Known boundary disputes, encroachments, or access issues?	○ Yes	○ No	○ Unknown	○ N/A

D. Environmental and land-use matters

16. Known wetlands, protected areas, or environmental restrictions?	○ Yes	○ No	○ Unknown	○ N/A
17. Known contamination, buried tanks, dumping, or hazardous materials?	○ Yes	○ No	○ Unknown	○ N/A
18. Known radon, asbestos, lead-based paint, or related test results?	○ Yes	○ No	○ Unknown	○ N/A
19. Known zoning violations or restrictions affecting present use?	○ Yes	○ No	○ Unknown	○ N/A
20. Known easements, mineral rights, leases, or rights of others?	○ Yes	○ No	○ Unknown	○ N/A

Explanations: identify question number, dates, repairs, and any unresolved condition.

Seller initials: Seller initials:

PERMITS, ASSOCIATIONS & OTHER MATTERS

Property address:

Select one answer per question based on your actual knowledge. Explain Yes answers below.

E. Work, insurance, and claims

21. Known unpermitted work, open permits, or code violations?	○ Yes	○ No	○ Unknown	○ N/A
22. Known additions or alterations with unresolved defects?	○ Yes	○ No	○ Unknown	○ N/A
23. Known insurance claims or denial/cancellation due to condition?	○ Yes	○ No	○ Unknown	○ N/A
24. Known litigation, liens, notices, or pending government actions?	○ Yes	○ No	○ Unknown	○ N/A

F. Ownership and community matters

25. Property subject to HOA, condominium, or other association?	○ Yes	○ No	○ Unknown	○ N/A
26. Known special assessments or proposed association projects?	○ Yes	○ No	○ Unknown	○ N/A
27. Known rental, pet, parking, or other use restrictions?	○ Yes	○ No	○ Unknown	○ N/A
28. Known shared-maintenance obligations or private road expenses?	○ Yes	○ No	○ Unknown	○ N/A
29. Known transferable warranties, service plans, or repair reports?	○ Yes	○ No	○ Unknown	○ N/A
30. Other known material facts or defects not disclosed above?	○ Yes	○ No	○ Unknown	○ N/A

Explanations: identify question number, dates, repairs, and any unresolved condition.

Seller initials:

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FLOOD DISCLOSURE

Property address:

Section 689.302, Florida Statutes | Provide at or before execution of the sales contract.

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.

Additional flood details (dates, damage, repairs, claims, assistance):

Seller initials: Seller initials:

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ADDITIONAL DETAILS & ACKNOWLEDGMENTS

Property address:

Association name / contact / dues / assessments (if applicable):

Roof age/type; HVAC age; well/septic information; permits and repair records:

Attachments supplied (identify reports, estimates, warranties, and continuation pages):

Seller acknowledgment

Seller states that the answers and explanations are true and complete to the best of Seller's actual knowledge as of the date signed. Seller authorizes Keyvora Realty to provide this disclosure and attachments to prospective buyers. Seller will promptly disclose material changes in writing before closing.

Seller signature (sign or use an e-signature service):

Date:

Seller signature (sign or use an e-signature service):

Date:

Buyer acknowledgment of receipt

Buyer acknowledges receipt of this disclosure and any identified attachments. Receipt does not waive inspection rights or any rights under the purchase contract. Buyer should independently investigate property condition and matters affecting intended use.

Buyer signature (sign or use an e-signature service):

Date:

Buyer signature (sign or use an e-signature service):

Date: