



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)

1 SELLER: John Carr

2 Property Address: 4157 NE Cherry Lake Circle, Madison, FL 32340

3 Date Property Purchased: 7/2/2018 Year Built 1984

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

5 **NOTICE TO SELLER AND BUYER:**

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

10 **NOTICE TO SELLER AND BUYER:**

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

21 **NOTICE TO BUYER:**

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

25 **1. OCCUPANCY**

26 (a) The property is occupied by ☒ Seller ☐ Tenant ☐ Other - Second Home

27 (b) If property is vacant, provide date it was vacated.

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

29 1. Is there a written lease? ☐ Yes ☐ No If yes, expiration date

30 2. Is there a moveout/cancelation clause in the lease? ☐ Yes ☐ No Notice Required

32 3. Monthly rental amount Security Deposit amount

33 4. Management Company, if any

BUYERS Initials:

SELLERS Initials: J.C.L.

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

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

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

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

- | | | |
|--|---|--|
| 41 ☐ Above Ground Pool | ☐ Intercom | ☒ Storage Shed (2) |
| 42 ☐ Ceiling Fans—all | ☐ Irrigation System | ☐ Surveillance Equipment |
| 43 ☐ Central Vacuum and Attachments | ☒ Light Fixtures—all | ☐ Trash Compactor |
| 44 ☐ Curtain Rods | ☐ Microwave Oven | ☒ Washer |
| 45 ☐ Curtains/Drapes | ☐ Pool Equipment | ☐ Water Softener/Purifier |
| 46 ☒ Dishwasher | ☐ Pool Heater | ☐ Window/Wall AC |
| 47 ☐ Disposal | ☒ Range/Oven | ☐ _____ |
| 48 ☒ Dryer | ☒ Refrigerator ☒ with Ice Maker | ☐ _____ |
| 49 ☐ Garage Door Opener | ☐ Satellite System | ☐ _____ |
| 50 ☐ Generator | ☐ Security System – (see below) | ☐ _____ |
| 51 ☐ Ice Maker | ☐ Spa or Hot Tub with Heater | ☐ _____ |

- 52 ☐ Oil/Propane Tanks ☐ Owned ☐ Leased (If any of the above are leased fill out clause 18)
- 53 ☐ Security System ☐ Leased

54 (a) Are there any fixtures, appliances, or systems on or about the property excluded from the sale?
55 (ex. Smart home devices, etc)
56 Mower & yard tools.

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

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

61 (d) Do any items with the sale have any defects? Explain
62 UKN
63 _____

64 (f) Please list any appliances or equipment that are gas powered: None

65 **3. STRUCTURAL ITEMS**

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

67 (b) Have there been any past or present movement, shifting, cracks, deterioration, structural damage or
68 other problems with walls, ceilings, or foundations? ☒ Yes ☐ No ☐ Unknown front wall due to storm

69 (c) Has there been any past or present water leakage or intrusion into the structure(s)? to storm
70 ☐ Yes ☐ No ☒ Unknown

71 (d) Have there been any past or present problems with driveways, walkways, patios, or retaining walls?
72 ☒ Yes ☐ No ☐ Unknown Back Porch due to Storm

73 (e) Is the fireplace functioning properly? ☐ Yes ☐ No Explain: No fireplace

BUYERS Initials: _____ SELLERS Initials: J.L.L.

(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 2021 If yes, explain: Brick Steps in back.

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

(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 2024

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

Repaired tin due to storm

(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 UKN

(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 front wall repaired due to storm

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

If any answers are yes, explain: _____

BUYERS Initials: _____

SELLERS Initials: J.L.L.

110 **7. WINDOWS/DOORS/LOCKS**

111 (a) Are the windows insulated glass? ☐ Yes ☒ No ☐ Unknown
112 (b) Are there any fogged, broken, or cracked windows? ☐ Yes ☒ No ☐ Unknown
113 If yes, which ones _____
114 (c) Do all operable windows open, stay open, close and lock properly? ☐ Yes ☐ No ☒ Unknown
115 If yes, which ones _____
116 (d) Are any screens missing or damaged? ☐ Yes ☐ No ☒ Unknown
117 If yes, which ones _____
118 (e) Do all doors operate properly? ☒ Yes ☐ No ☐ Unknown
119 If no, explain: _____
120 (f) Are smart locks present? ☐ Yes ☒ No If yes, does the smart lock have a key? ☐ Yes ☐ No
121 (g) Do you have keys/codes to all door locks? ☒ Yes ☐ No
122 If no, explain: _____

123 **8. HEATING AND AIR CONDITIONING**

124 (a) Air Conditioning:
125 ☒ Central Electric ☐ Natural Gas ☐ Other ☐ Window Units, # of units _____
126 Provide age if known UKA
127 ☐ Mini-split, # of units _____ ☐ Other Provide age if known _____
128 (b) Heating:
129 ☒ Central Electric ☐ Central Electric Heat Pump ☐ Fuel Oil ☐ Natural Gas ☐ Other _____
130 (c) Is there a fireplace? ☐ Yes ☒ No Heat Source: ☐ Wood ☐ Natural Gas ☐ Propane ☐ Electric
131 (d) Have there been any problems regarding these items? ☐ Yes ☒ No
132 (e) Have there been any repairs/replacements of these units during your ownership? ☐ Yes ☒ No
133 If yes explain: _____
134 _____

135 **9. ELECTRICAL SYSTEM**

136 (a) Have there been any problems with the electrical system? ☐ Yes ☒ No
137 (b) Has the panel been updated since the home was built ☐ Yes ☒ No ☐ Unknown
138 Provide date if known _____
139 (c) Is there a generator installed? ☐ Yes ☒ No If yes provide type _____
140 Year installed _____ installed by _____
141 If yes explain: _____
142 _____

BUYERS Initials: _____

SELLERS Initials: J.C.C.

143 **10. PLUMBING**

- 144 (a) Have there been any problems with the plumbing system? ☐ Yes ☒ No
- 145 (b) Have there been any updates to the plumbing system? ☐ Yes ☒ No ☐ Unknown
- 146 (c) What is your water supply source: ☒ Public ☐ Community Well
- 147 Well on property location: _____
- 148 (d) Do you have polybutelene pipes? ☐ Yes ☐ No ☐ Unknown Pex pipes ☐ Yes ☐ No
- 149 ☒ Unknown Year Installed _____
- 150 (e) Have there been any leaks, back-ups, water, and/or sewer/septic tank or drain field problems?
- 151 ☐ Yes ☒ No ☐ Unknown
- 152 If yes explain: _____
- 153 (f) What type of sewage system do you have? ☐ Public ☐ Community Sewer ☒ Septic Tank(s)
- 154 If septic how Many one Location(s) Back yard
- 155 (g) When was septic tank last pumped and by who? ukn
- 156 (h) If community sewer/septic and or well who maintains these functions and how many residences does
- 157 it serve? _____
- 158 (i) If on a septic tank, is sewer service available to your property? ☐ Yes ☒ No ☐ Unknown
- 159 **If yes, it is the responsibility of the BUYER to contact the local Health Department regarding**
- 160 **continued use of a septic system.**
- 161 (j) Does your utility bill contain a fee for sewer? ☐ Yes ☒ No
- 162 **If yes, it is the responsibility of the BUYER to contact the utility department to determine if a sewer**
- 163 **is currently in use or if the sewer fee is for availability of sewer for future usage.**
- 164 (k) Is there a pump associated with your sewage system? ☐ Yes ☒ No
- 165 (l) If your water is from a well, have there ever been repairs/replacements to the well or pump?
- 166 ☐ Yes ☐ No ☐ Unknown
- 167 (m) Has the well water ever been tested? ☐ Yes ☐ No ☐ Unknown
- 168 Date and Test Results: _____
- 169 (n) Do you have a water conditioning system? ☐ Yes ☒ No
- 170 If yes, is the system ☐ Owned ☐ Leased
- 171 (o) Type of water heater(s)? ☐ Gas ☒ Electric ☐ Solar
- 172 On timer(s)? ☐ Yes ☐ No
- 173 Number of Water Heaters? one Age of water heater(s) ukn
- 174 location: Closet
- 175 Number of gallons? ukn or ☐ Tankless
- 176 If any answers are yes, explain: _____
- 177 _____
- 178 _____

BUYERS Initials: _____

SELLERS Initials: J.C.C.

179 **11. UTILITIES**

- 180 (a) Who supplies electrical service? ☐ City of Tallahassee ☐ Talquin ☐ Duke ☒ Other TCEC
- 181 (b) If Talquin please provide meter number _____
- 182 (c) Average utility bill? \$ 50.00 Number of people living in property None
- 183 (d) Who supplies water service? ☐ City of Tallahassee ☐ Talquin ☐ Duke ☐ Other
- 184 (e) Who supplies gas service? ☐ City of Tallahassee ☐ Other Cherry Lake Utility
- 185 Tank buried? ☐ Yes ☐ No
- 186 (f) If gas/propane service is leased, will provider allow for it to be transferred to the new owner?
- 187 ☐ Yes ☐ No
- 188 (g) Are solar panels present? ☐ Yes ☒ No Location: _____
- 189 (h) If solar panels are present are they ☐ Leased ☐ Owned ☐ Financed If Financed are terms
- 190 assumable? ☐ Yes ☐ No
- 191 (i) Who are the cable/internet provider in your area: None
- 192 (j) Who provides Garbage Collection? ☐ City of Tallahassee ☒ Private ☐ Waste Pro (non city)
- 193 ☐ Other/None

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

- 195 (a) ☒ POOL year installed _____ ☐ Salt ☐ Chlorine
- 196 ☐ In ground: ☐ Gunnite ☐ Fiberglass ☐ Vinyl Age of liner _____ ☐ Above ground
- 197 (b) Has the pool been resurfaced? ☐ Yes ☐ No ☐ Unknown Date _____
- 198 (c) Pool heater: ☐ None ☐ Gas ☐ Electric ☐ Solar Age if known _____
- 199 (d) Pool pump: Year installed _____
- 200 (e) Filter type: _____ Year installed _____
- 201 (f) Is pool equipment included? ☐ Yes ☐ No
- 202 If yes, itemize: _____
- 203 (g) Is there an automatic pool cleaner? ☐ Yes ☐ No If yes, manufacturer name _____
- 204 Age if known _____
- 205 (h) ☐ SPA/HOT TUB Year installed _____
- 206 (i) Spa heater: ☐ None ☐ Gas ☐ Electric ☐ Solar
- 207 (j) Do you use a pool service company ☐ Yes ☐ No If yes, please provide details such as
- 208 company/cost/treatment _____
- 209 If there have been any problems with any of the items above, explain: _____
- 210 _____
- 211 _____

212 **13. CRAWL SPACES AND BASEMENTS (Complete if applicable)**

- 213 For the information below, provide the name of any contractor or individual who did any of the following
- 214 work/repair/improvements to the basement or crawl space. _____
- 215 (a) Has there ever been any water leakage, accumulation of water or dampness in the basement or crawl
- 216 space? ☐ Yes ☐ No ☒ Unknown
- 217 (b) Is a sump pump in use ☐ Yes ☒ No ☐ Unknown How many _____ Age _____

BUYERS Initials: _____

SELLERS Initials: JCL

218 (c) Is a dehumidifier in use ☐ Yes ☒ No ☐ Unknown How many _____ Age _____
219 (d) Is the crawl space encapsulated? ☐ Yes ☒ No ☐ Unknown Year installed _____
220 (e) Is a vapor barrier installed ☐ Yes ☒ No ☐ Unknown
221 (f) Have there been any repairs or other attempts to control any water or dampness problems in the basement or
222 crawlspace? ☐ Yes ☐ No ☒ Unknown

223 If any answers are yes, explain: _____
224 _____
225 _____

226 **14. WOOD DESTROYING ORGANISMS**

227 (a) Has there been damage to the property caused by wood rot? ☐ Yes ☐ No ☒ Unknown
228 ☐ Flood zone Type if Known ukn
229 (b) Have termites or any wood destroying insects affected the property? ☐ Yes ☐ No ☒ Unknown
230 (c) Has there ever been any damage to the property caused by termites or wood destroying insects
231 during your ownership?
232 ☐ Yes ☐ No ☒ Unknown
233 (d) Is the property currently under bond for wood destroying insects from a licensed pest control
234 company? ☐ Yes ☒ No
235 What company? _____ Renewal Fee _____
236 Expiration date: _____

237 If any answers are yes, explain: _____
238 _____
239 _____

240 **15. SOIL / DRAINAGE / BOUNDARIES**

241 (a) Is any portion of the property located in a flood hazard area? ☐ Yes ☒ No ☐ Unknown
242 Flood zone type, if known? _____
243 (b) Is flood insurance required by your lender? ☐ Yes ☐ No ☐ Unknown (no lender)
244 If yes provide the insurer information and annual cost: _____
245 (c) Have there been any past or present drainage or flood problems affecting the property?
246 ☐ Yes ☐ No ☒ Unknown
247 (d) Have there been any past or present drainage or flood problems affecting adjacent properties?
248 ☐ Yes ☐ No ☒ Unknown
249 (e) Is there any fill or pipe clay on the property? ☐ Yes ☐ No ☒ Unknown
250 (f) Has there been any settling or earth movement on the property?
251 ☐ Yes ☐ No ☒ Unknown
252 (g) Has there been any settling or earth movement in the immediate neighborhood?
253 ☐ Yes ☐ No ☒ Unknown
254 (h) Who owns any fences? ukn
255 (i) Are there any encroachments, boundary line disputes, or easements affecting the property?
256 ☐ Yes ☒ No ☐ Unknown
257 (j) Are there any conservation easements or environmental restrictions? ☐ Yes ☐ No ukn

BUYERS Initials: _____ SELLERS Initials: K.L.G.

258 (k) Are there any shared driveways, fences or joint use agreements? ☐ Yes ☒ No
259 If any answers are yes, explain: _____
260 _____
261 _____

262 **16. TOXIC SUBSTANCES**

263 (a) Are you aware of any hazardous materials in, on or about the property? (Hazardous Materials may
264 include but are not limited to: lead-based paint, asbestos materials, asbestos siding, mold, and buried
265 oil, fuel or other storage tanks.) ☐ Yes ☐ No ☒ Unknown
266 Location of tanks if buried: _____
267 (b) Has the property been tested for mold, lead-based paint, or any other toxic substances?
268 ☐ Yes ☐ No ☒ Unknown
269 (c) Has the property been tested for Radon? ☐ Yes ☐ No ☒ Unknown If yes was the reported
270 radon levels above the EPA recommended level? ☐ Yes ☐ No ☐ Unknown
271 (d) Is a Radon Mitigation system installed? ☐ Yes ☒ No Number _____
272 Location(s) _____ Installer _____
273 If any answers are yes, explain: _____
274 _____
275 _____

276 **17. ROAD MAINTENANCE AND NEIGHBORHOOD/HOA INFORMATION**

277 **Note: If there is a mandatory Homeowners' Association, including active covenants and periodic**
278 **dues, you must complete the separate HOMEOWNERS' ASSOCIATION/ COMMUNITY DISCLOSURE**
279 (a) Is the property located in the City limits? ☐ Yes ☒ No
280 (b) Who maintains your road? ☒ Gov't ☐ Private
281 If private, is it maintained by: ☐ HOA ☐ Road Maintenance Agreement ☐ Other (ex. Easement)
282 (c) If a road maintenance agreement exists, please provide terms and/or contact person for details: _____
283 _____
284 (d) What is the annual fee? \$ _____ How is it paid? ☐ Monthly ☐ Yearly ☐ Other
285 (e) Are fees current? ☐ Yes ☐ No
286 (f) What does the fee cover? _____
287 (g) Who is the contact person for the association? _____
288 Phone # _____ Email _____
289 website _____
290 (h) Are there any transfer fees? ☐ Yes ☐ No ☐ Unknown
291 Amount \$ _____
292 If yes, to whom: _____
293 (i) Is there an enhancement fee or any other type of fee upon resale? ☐ Yes ☐ No ☐ Unknown
294 Amount \$ _____ If yes, what kind of fee and to whom _____

BUYERS Initials: _____ SELLERS Initials: ALL
8 of 10

- 295 (j) Are there any special assessments or any other fees of any type? ☐ Yes ☒ No ☐ Unknown
296 If yes, explain nature of assessment/fee imposed by whom and amount: _____
297 _____
- 298 (k) Is there a CDD (Community Development District) fee attached to your property?
299 ☐ Yes ☒ No ☐ Unknown If yes, amount \$ _____
300 How is it paid? _____
- 301 (l) Are there any defects, damages, legal actions, conditions or assessments that may affect the
302 association or its fees? ☐ Yes ☐ No
- 303 (m) Have there been any proposed changes or conditions in your neighborhood that could affect the
304 value or desirability of the property? ☐ Yes ☒ No ☐ Unknown
305 If yes, explain: _____
- 306 (n) Does the property violate the restrictive covenants? ☐ Yes ☒ No ☐ Unknown

307 **18. LEASED OR FINANCED SYSTEMS/EQUIPMENT**

- 308 (a) If the seller has leased or financed systems, will the seller be paying off the lease or loan of the system
309 prior to closing? ☐ Yes ☐ No *No lease*
- 310 (b) Are there any leased/financed systems that are not included in the sale? ☐ Yes ☐ No
- 311 (c) Are solar panels installed? ☐ Yes ☒ No ☐ Owned ☐ Financed
312 If financed, are terms assumable? ☐ Yes ☐ No
- 313 (d) Is there security system equipment included? ☐ Yes ☒ No ☐ Owned ☐ Leased ☐ Financed
314 if financed, are terms assumable? ☐ Yes ☐ No
- 315 (e) Is there a water softener/purifier system installed? ☐ Yes ☐ No ☒ Owned ☐ Leased ☐ Financed
316 If financed, are the terms assumable? ☐ Yes ☐ No
- 317 (f) List item(s) and details of any other leased/financed systems that are incorporated into the property:
318 _____

319 **19. OTHER MATTERS**

- 320 (a) Has an insurance claim been filed on this property during your ownership? ☐ Yes ☒ No
321 How many _____ Please provide additional details such as when filed, if paid out,
322 amount, if claim has been closed, and who current provider is: _____
323 _____
- 324 (b) Does anyone have a first right of refusal or an option to buy this property? ☐ Yes ☒ No
- 325 (c) Is there any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- 326 (d) Is this property located within a geographical area which has been designated, or is being considered
327 for designation, as a Historic Preservation Overlay District? ☐ Yes ☒ No ☐ Unknown
- 328 (e) Is the property registered as a rooming house under the Rooming House Ordinance?
329 ☐ Yes ☒ No ☐ Unknown
- 330 (f) Are there any zoning violations, non-conforming uses, set back violations, or proposed zoning or road
331 changes? ☐ Yes ☐ No ☒ Unknown
- 332 (g) Are there any violations of local, state, or federal laws or regulations relating to this property?
333 ☐ Yes ☒ No ☐ Unknown
334 If any above are yes, explain: _____

BUYERS Initials: _____ SELLERS Initials: *ALL*

335 (h) Is your Leon County Fire Tax Assessment ☐ Paid separately ☐ Included in tax bill ☐ Unknown
336 ☐ N/A Amount, if any: \$ _____ ☐ Included in utility bill
337 (i) Are there any concealed cosmetic defects? ☐ Yes ☐ No ☒ Unknown
338 If Yes, please explain: _____
339 _____
340 (j) Anything else you feel you should disclose to a prospective buyer that may materially and/or adversely
341 affect the value or desirability of the property None
342 _____

343 The undersigned SELLER represents that the information set forth in the foregoing property disclosure
344 statement is accurate and complete to the best of the SELLER'S knowledge on the date signed below.
345 SELLER does not intend this property disclosure statement to be a warranty or guaranty of any kind. SELLER
346 hereby authorizes Listing Broker to provide this information to prospective BUYERS and to other Real Estate
347 Brokers and other Salespersons.
348 **SELLER understands and agrees that SELLER will immediately notify Listing Broker in writing if any**
349 **information set forth in this property disclosure changes.**

350 Seller: _____ Date: _____

351 Seller: _____ Date: _____

352 **RECEIPT AND ACKNOWLEDGMENT BY BUYER**

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

360 Buyer: [Signature] Date: Oct. 17, 2025

361 Buyer: _____ Date: _____