



# 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: Jay Allard, Anna Huber  
 2 Property Address: 211 Meadow Ridge Drive, Tallahassee, FL 32312  
 3 Date Property Purchased: 2021 Year Built 1991  
 4 \* 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 OCCURRED 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. \_\_\_\_\_

(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 Initials: \_\_\_\_\_

SELLERS Initials: JE A

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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, thermostat(s), smoke/CO2 detectors, thermostat(s), light bulbs,  
 39 bathroom mirrors, blinds and shutters.

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

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

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 \_\_\_\_\_

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

58 Refrigerator - 2023 Water Softener - 2023  
 59 Dishwasher - 2023 Pool heater - 2023

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 \_\_\_\_\_

63 \_\_\_\_\_

64 (f) Please list any appliances or equipment that are gas powered: Pool heater  
Hot water heater

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

69 (c) Has there been any past or present water leakage or intrusion into the structure(s)?

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

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

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SELLERS Initials: SEA

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- 74 (f) Have there been any problems with the chimney or flue? ☐ Yes ☒ No ☐ Unknown  
 75 (g) Have there been any repairs or other effects to control the cause or effects of any problem(s)  
 76 Describe in this section ☐ Yes ☒ No ☐ Unknown  
 77 If any answers are yes, explain: \_\_\_\_\_  
 78 \_\_\_\_\_

#### 79 4. ADDITIONS / ALTERATIONS & REMODELING

- 80 (a) Have you made any additions, structural changes, or other alterations to the property? ☒ Yes ☐ No  
 81 Date 2021/2022 If yes, explain: Screen pool enclosure  
 82 Upstairs MBR renovation  
 83 (b) Provide the name of any Contractor or individual who did any additions, structural changes, or other  
 84 alterations to the property, if known: Luke Van Camp Floors ; More, Jim Winter Construction  
 85 (c) Were the necessary permits pulled and closed out ☒ Yes ☐ No ☐ Unknown

#### 86 5. ROOF

- 87 (a) Has the roof been replaced during your ownership. ☐ Yes ☒ No Year current roof put on \_\_\_\_\_  
 88 (b) Roofing material ☒ Arch shingle ☐ 3 tab shingle ☐ Metal ☐ Other \_\_\_\_\_  
 89 (c) Has the roof ever leaked during your ownership? ☒ Yes ☐ No  
 90 (d) Has the roof been repaired during your ownership? ☒ Yes ☐ No ☐ Repair date \_\_\_\_\_  
 91 If yes, provide name of Contractor or individual who did the work and details of replacement/repair  
 92 Whitaker Construction Group - repaired flashing/shingles at  
 93 living room fireplace  
 94 (e) If roof replaced, is it under warranty? ☐ Yes ☐ No Is the warranty transferable? ☐ Yes ☐ No  
 95 (f) Please provide roof age on any additional structures: replaced :- /around 2019  
 96 (g) Do you know of any other problems with the roof or gutters? ☐ Yes ☒ No  
 97 If any answers are yes, explain: \_\_\_\_\_  
 98 \_\_\_\_\_

#### 99 6. SIDING

- 100 (a) Exterior siding material(s): ☐ Asbestos ☒ Brick ☐ Concrete Block Stone ☒ Fiber Cement  
 101 ☐ Manufactured Siding (LP/GP) ☐ Stucco ☐ Synthetic Stucco ☐ Unknown ☐ Wood  
 102 ☒ Vinyl ☐ Other \_\_\_\_\_  
 103 (b) If manufactured siding, provide name of manufacturer, if known \_\_\_\_\_  
 104 (c) If stucco, have there been any inspection reports on the stucco? ☐ Yes ☐ No  
 105 (d) Do you know of any problems/defects with the siding? ☐ Yes ☒ No  
 106 (e) Have you filed any claims with manufacturers in regard to the siding? ☐ Yes ☒ No  
 107 If any answers are yes, explain: \_\_\_\_\_  
 108 \_\_\_\_\_  
 109 \_\_\_\_\_

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downstairs windows replaced 2024  
upstairs windows replaced 2022  
Window World

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 no, 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**

Upstairs - Carrier (2021)  
Downstairs - Carrier (2021)

Barnes Heating

- 124 (a) Air Conditioning:
- 125 ☒ Central Electric ☐ Natural Gas ☐ Other ☐ Window Units, # of units 3
- 126 Provide age if known American Standard (2016)
- 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 \_\_\_\_\_ Plug for portable generator installed
- 139 (c) Is there a generator installed? ☐ Yes ☐ No If yes provide type \_\_\_\_\_
- 140 Year installed \_\_\_\_\_ installed by \_\_\_\_\_
- 141 If yes explain: \_\_\_\_\_
- 142 \_\_\_\_\_

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143 **10. PLUMBING**144 (a) Have there been any problems with the plumbing system? ☐ Yes ☒ No145 (b) Have there been any updates to the plumbing system? ☐ Yes ☒ No ☐ Unknown146 (c) What is your water supply source: ☒ Public ☐ Community Well147 ☐ Well on property location: \_\_\_\_\_148 (d) Do you have polybutelene pipes? ☐ Yes ☐ No ☐ Unknown Pex pipes ☐ Yes ☐ No149 ☐ 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 \_\_\_\_\_ Location(s) \_\_\_\_\_

155 (g) When was septic tank last pumped and by who? \_\_\_\_\_

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 ☐ Unknown159 **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 ☐ No162 **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 ☐ Unknown167 (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 ☐ No170 If yes, is the system ☒ Owned ☐ Leased171 (o) Type of water heater(s)? ☒ Gas ☐ Electric ☐ Solar172 On timer(s)? ☐ Yes ☒ No173 Number of Water Heaters? 1 <sup>2</sup> Age of water heater(s) 2011 & 2021174 location: Garage175 Number of gallons? 40 or ☐ Tankless

176 If any answers are yes, explain: \_\_\_\_\_

177 \_\_\_\_\_

178 \_\_\_\_\_

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179 **11. UTILITIES**180 (a) Who supplies electrical service? ☒ City of Tallahassee ☐ Talquin ☐ Duke ☐ Other

181 (b) If Talquin please provide meter number \_\_\_\_\_

182 (c) Average utility bill? \$ \_\_\_\_\_ Number of people living in property \_\_\_\_\_

183 (d) Who supplies water service? ☒ City of Tallahassee ☐ Talquin ☐ Duke ☐ Other184 (e) Who supplies gas service? ☒ City of Tallahassee ☐ Other \_\_\_\_\_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 ☐ No188 (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 ☐ No191 (i) Who are the cable/internet provider in your area: Xfinity and Metronet192 (j) Who provides Garbage Collection? ☒ City of Tallahassee ☐ Private ☐ Waste Pro (non city)193 ☐ Other/None194 **12. POOL / SPA / HOT TUB (Complete if applicable)**195 (a) ☒ **POOL** year installed ? ☐ Salt ☒ Chlorine196 ☒ In ground: ☐ Gunnite ☐ Fiberglass ☒ Vinyl Age of liner \_\_\_\_\_ ☐ Above ground197 (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: Sand 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 ☐ Solar207 (j) Do you use a pool service company ☒ Yes ☐ No If yes, please provide details such as  
208 company/cost/treatment \$ Serv Pro Pools \$199/mo.

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

210 Pool stairs - leak Being repaired August 2025 Initial  
AKH

211

212 **13. CRAWL SPACES AND BASEMENTS (Complete if applicable)** N/A213 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 ☒ Unknown217 (b) Is a sump pump in use ☐ Yes ☒ No ☐ Unknown How many \_\_\_\_\_ Age \_\_\_\_\_

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- 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 X
- 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? Pauls Pest Control 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? X
- 243 (b) Is flood insurance required by your lender? ☐ Yes ☒ No ☐ Unknown
- 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? \_\_\_\_\_
- 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

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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? \$ 200.00 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? Drew Smith

288 Phone # \_\_\_\_\_ Email \_\_\_\_\_

289 website OxBottom Manor.com

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 \_\_\_\_\_

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(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 *N/A*

(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:

*Water softener - owned*

### 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: \_\_\_\_\_

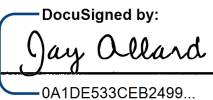
BUYERS Initials: \_\_\_\_\_


SELLERS Initials: *JE A*

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*AKH*

335 (h) Is your Leon County Fire Tax Assesment ☐ 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 \_\_\_\_\_  
 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: 8/6/2025 | 17:06 EDT  
 0A1DE533CEB2499...

351 Seller:  Date: 8/6/2025 | 17:07 EDT  
 89CF4B598F614FF...

### RECEIPT AND ACKNOWLEDGMENT BY BUYER

352  
 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: \_\_\_\_\_ Date: \_\_\_\_\_

361 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

See attached Pre-Listing Home Inspection completed by Southern Home Consultants.

