

Exclusive Right of Sale Listing Agreement



This Exclusive Right of Sale Listing Agreement ("Agreement") is between _____ ("Seller") and _____ Realty World Homes of Distinction ("Broker").

1. AUTHORITY TO SELL PROPERTY: Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal property (collectively "Property") described below, at the price and terms described below, beginning the _____ day of _____, _____, and terminating at 11:59 p.m. the _____ day of _____ ("Termination Date"). Upon full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will automatically extend through the date of the actual closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national origin or any other factor protected by federal, state or local law. Seller certifies and represents that he/she/it is legally entitled to convey the Property and all improvements.

2. DESCRIPTION OF PROPERTY:

(a) Real Property Street Address: _____ Legal Description: _____ See Attachment _____ (b) Personal Property, including appliances: _____ See Attachment _____ (c) Occupancy: Property is is not currently occupied by a tenant. If occupied, the lease term expires _____

3. PRICE AND TERMS: The property is offered for sale on the following terms, or on other terms acceptable to Seller:

(a) Price: _____ (b) Financing Terms: Cash Conventional VA FHA Other _____ Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ _____ with the following terms: _____ Assumption of Existing Mortgage: Buyer may assume existing mortgage for \$ _____ plus an assumption fee of \$ _____. The mortgage is for a term of _____ years beginning in _____, at an interest rate of _____% fixed variable (describe) _____ Lender approval of assumption is required is not required unknown. Notice to Seller: You may remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing. (c) Seller Expenses: Seller will pay mortgage discount or other closing costs not to exceed _____% of the purchase price; and any other expenses Seller agrees to pay in connection with a transaction.

4. BROKER OBLIGATIONS AND AUTHORITY: Broker agrees to make diligent and continued efforts to sell the Property until a sales contract is pending on the Property. Seller authorizes Broker to:

(a) Advertise the Property as Broker deems advisable including advertising the Property on the Internet unless limited in (4)(a)(i) or (4)(a)(ii) below. (Seller opt-out)(Check one if applicable) (i) Display the Property on the Internet except the street address of the Property shall not be displayed on the Internet. (ii) Seller does not authorize Broker to display the Property on the Internet. Seller understands and acknowledges that if Seller selects option (ii), consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their search. _____/_____ Initials of Seller. (b) Place appropriate transaction signs on the Property, including "For Sale" signs and "Sold" signs (once Seller signs a sales contract) and use Seller's name in connection with marketing or advertising the Property. (c) Obtain information relating to the present mortgage(s) on the Property. (d) Place the Property in a multiple listing service ("MLS"). Seller authorizes Broker to report to the MLS this listing information and price, terms and financing information on any resulting sale for use by authorized Board / Association members, MLS participants and subscribers; and

Seller () () and Broker/Sales Associate () () acknowledge receipt of a copy of this page, which is Page 1 of 4 Pages.

52 (e) Provide objective comparative market analysis information to potential buyers; and
53 (f) (Check if applicable) Use a lock box system to show and access the Property. A lock box does not ensure the
54 Property's security; **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock box is for **Seller's** benefit and
55 releases **Broker**, persons working through **Broker** and **Broker's** local Realtor Board / Association from all liability and
56 responsibility in connection with any loss that occurs. Withhold verbal offers. Withhold all offers once **Seller** accepts a
57 sales contract for the Property.

58 (g) Act as a transaction broker of **Seller**.

59 (h) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These websites are
60 referred to as Virtual Office Websites ("VOW"). An automated estimate of market value or reviews and comments about a
61 property may be displayed in conjunction with a property on some VOWs. Anyone who registers on a Virtual Office Website
62 may gain access to such automated valuations or comments and reviews about any property displayed on a VOW. Unless
63 limited below, a VOW may display automated valuations or comments/reviews (blogs) about this Property.

64 **Seller** does not authorize an automated estimate of the market value of the listing (or hyperlink to such estimate) to be
65 displayed in immediate conjunction with the listing of this Property.

66 **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or display a hyperlink
67 to such comments or reviews) in immediate conjunction with the listing of this Property.

68 **5. SELLER OBLIGATIONS:** In consideration of **Broker's** obligations, **Seller** agrees to:

69 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to **Broker** ✕
70 inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.

71 (b) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during reasonable times.

72 (c) Inform **Broker** prior to leasing, mortgaging or otherwise encumbering the Property.

73 (d) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs and expenses of any nature, including
74 attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's** negligence, representations,
75 misrepresentations, actions or inactions, (2) the use of a lock box, (3) the existence of undisclosed material facts about the
76 Property, or (4) a court or arbitration decision that a broker who was not compensated in connection with a transaction is
77 entitled to compensation from **Broker**. This clause will survive **Broker's** performance and the transfer of title.

78 (e) To perform any act reasonably necessary to comply with FIRPTA (Internal Revenue Code Section 1445).

79 (f) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily
80 observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such material facts (local
81 government building code violations, unobservable defects, etc.) other than the following: _____
82

83 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.

84 (g) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements
85 and other specialized advice.

86 **6. COMPENSATION:** **Seller** will compensate **Broker** as specified below for procuring a buyer who is ready, willing and able to
87 purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to
88 **Seller**. **Seller** will pay **Broker** as follows (plus applicable sales tax):

89 (a) _____ % of the total purchase price plus \$ 295.00 OR \$ _____, no later than
90 the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's** fee being earned.

91 (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is exercised,
92 **Seller** will pay **Broker** the paragraph 6(a) fee, less the amount **Broker** received under this subparagraph.

93 (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or agreement to
94 lease, whichever is soonest. This fee is not due if the Property is or becomes the subject of a contract granting an exclusive
95 right to lease the Property.

96 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by sale, lease,
97 exchange, governmental action, bankruptcy or any other means of transfer, regardless of whether the buyer is secured by
98 **Broker**, **Seller** or any other person. (2) If **Seller** refuses or fails to sign an offer at the price and terms stated in this Agreement,
99 defaults on an executed sales contract or agrees with a buyer to cancel an executed sales contract. (3) If, within _____ days after
100 Termination Date ("Protection Period"), **Seller** transfers or contracts to transfer the Property or any interest in the Property to any
101 prospects with whom **Seller**, **Broker** or any real estate licensee communicated regarding the Property prior to Termination Date.
102 However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another broker.

103 (e) Retained Deposits: As consideration for **Broker's** services, **Broker** is entitled to receive _____% of all deposits that
104 **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the paragraph 6(a) fee.

105 **7. COOPERATION AND COMPENSATION WITH OTHER BROKERS:** **Broker's** office policy is to cooperate with all other
106 brokers except when not in **Seller's** best interest: and to offer compensation in the amount of _____% of the
107 purchase price or \$ _____ to **Buyer's** agents, who represent the interest of the buyers, and not the interest of **Seller** ✕

108 **Seller** (____) (____) and **Broker/Sales Associate** (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 4 Pages.

109 a transaction; and to offer compensation in the amount of _____% of the purchase price or \$_____ to a
110 broker who has no brokerage relationship with the Buyer or Seller; and to offer compensation in the amount of
111 _____% of the purchase price or \$_____ to Transaction brokers for the Buyer; None of the above (if this is
112 checked, the Property cannot be placed in the MLS.)

113 **8. BROKERAGE RELATIONSHIP:** Under this Agreement, **Broker** will be acting as a transaction broker. **Broker** will deal
114 honestly and fairly with **Seller**, will account for all funds, will use skill, care, and diligence in the transaction, will disclose all
115 known facts that materially affect the value of the residential property which are not readily observable to the buyer, will present
116 all offers and counteroffers in a timely manner unless directed otherwise in writing and will have limited confidentiality with **Seller**
117 unless waived in writing.

118 **9. CONDITIONAL TERMINATION:** At **Seller's** request, **Broker** may agree to conditionally terminate this Agreement. If **Broker**
119 agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct expenses incurred
120 in marketing the Property and pay a cancellation fee of \$_____0_____ plus applicable sales tax. **Broker** may void the
121 conditional termination and **Seller** will pay the fee stated in paragraph 6(a) less the cancellation fee if **Seller** transfers or
122 contracts to transfer the Property or any interest in the Property during the time period from the date of conditional termination
123 to Termination Date and Protection Period, if applicable.

124 **10. DISPUTE RESOLUTION:** This Agreement will be construed under Florida law. All controversies, claims and other matters
125 in question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first
126 attempting mediation under the rules of the American Mediation Association or other mediator agreed upon by the parties. If
127 litigation arises out of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless
128 the parties agree that disputes will be settled by arbitration as follows: **Arbitration:** By initialing in the space provided, **Seller**
129 (____) (____), Listing Associate (____) and Listing Broker (____) agree that disputes not resolved by mediation will be settled
130 by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American
131 Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the
132 arbitration provision of this Agreement or an arbitration award) will pay its own fees, costs and expenses, including attorney's
133 fees, and will equally split the arbitrators' fees and administrative fees of arbitration.

134 **11. MISCELLANEOUS:** This Agreement is binding on **Broker's** and **Seller's** heirs, personal representatives, administrators,
135 successors and assigns. **Broker** may assign this Agreement to another listing office. This Agreement is the entire agreement
136 between **Broker** and **Seller**. No prior or present agreements or representations shall be binding on **Broker** or **Seller** XXX
137 included in this Agreement. Signatures, initials and modifications communicated by facsimile will be considered as originals.
138 The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees and other categories of potential
139 or actual transferees.

140 **12. ADDITIONAL TERMS:**

141 **Seller agrees to pay Realty World Homes of Distinction an additional**
142 **brokerage fee of \$295 as noted in paragraph 6(a). This fee is to be paid at**
143 **the time of sale and closing of this contract.**

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157 **Seller** (____) (____) and **Broker/Sales Associate** (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 4 Pages.

158* Date: _____ Seller's Signature: _____ Tax ID No: _____

159* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

160* Address: _____

161* Date: _____ Seller's Signature: _____ Tax ID No: _____

162* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

163* Address: _____

164* Date: _____ Authorized Listing Associate or Broker:

165* Brokerage Firm Name: Realty World Homes of Distinction Telephone: 863-701-2350

166* Address: 4222 South Florida Avenue Lakeland FL 33813

167* Copy returned to **Customer** on the ____ day of _____, _____ by: personal delivery mail E-mail facsimile.

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168* Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 4 Pages.



The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. ENVIRONMENT

Are You Aware:

a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO [] YES [] If yes, explain:

i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO [] YES [] If yes, explain:

ii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO [] YES [] If yes, explain:

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: _____ / _____ Date: _____
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)





∞ Homes of Distinction ∞

Debbie Ward-Terry (863-660-7927) submits all Ledger and Photo Guide ads. Please call her with any questions. Remember it is difficult for our office to write an ad for your listing when we have not seen it. All listings will be on a rotation schedule for the Ledger advertising. A written ad must be turned in with all listings in order for your new listing to be advertised in the Ledger. If you choose to participate in the optional advertising campaign, your listings will be advertised in the Photo Guide each month with your personal photo and contact information in the ad. The cost for the optional advertising campaign is \$25 per listing per month.

Do you want to participate in the optional advertising campaign with this listing?

YES

NO

AD SHEET

PROPERTY ADDRESS: _____

This ad will be used for company advertising only. Please provide a Lead Line, and 4-8 sentences of text.

Lead Line (2-3 words): _____

Text: _____

Price: _____

Listing Agent (s): _____

Agent Phone #: _____

Comprehensive Rider to the FAR/BAR Contract for Sale and Purchase

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR



If initialed by all parties, the clause below will be incorporated into the FAR/BAR Contract for Sale and Purchase between _____ (Seller) and _____ (Buyer) concerning the Property described as _____:

HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

Buyer's initials - Seller's initials: If to be made a part of the Contract.

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IF THE DISCLOSURE SUMMARY REQUIRED BY CHAPTER 720, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For _____ (Name of Community)

- (a) AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
- (b) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
- (c) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
- (d) YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
- (e) YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
- (f) THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
- (g) THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
- (h) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
- (i) THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

BUYER _____ Date _____ BUYER _____ Date _____



Comprehensive Rider to the FAR/BAR Contract for Sale and Purchase

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR



If initialed by all parties, the clause below will be incorporated into the FAR/BAR Contract for Sale and Purchase between _____ (Seller) and _____ (Buyer) concerning the Property described as _____

LEAD-BASED PAINT DISCLOSURE

Buyer's initials - Seller's initials: If to be made a part of the Contract.

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Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

_____ (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):

- Known lead-based paint or lead-based paint hazards are present in the housing.
- Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the Seller (CHECK ONE BELOW):

- Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
- Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

_____ (c) Buyer has received copies of all information listed above.

_____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

_____ (e) Buyer has (CHECK ONE BELOW):

- Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

_____ (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER _____ DATE _____ BUYER _____ DATE _____
SELLER _____ DATE _____ BUYER _____ DATE _____
Listing Licensee _____ DATE _____ Selling Licensee _____ DATE _____

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.



Seller's Real Property Disclosure Statement



NAME: _____
SELLER HAS HAS NOT OCCUPIED THE PROPERTY.
DATE SELLER PURCHASED PROPERTY? _____
IS THE PROPERTY CURRENTLY LEASED? NO YES TERMINATION DATE OF LEASE: _____
DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO YES ; YEAR _____

GENERAL INFORMATION ABOUT PROPERTY:
PROPERTY ADDRESS: _____
LEGAL DESCRIPTION: _____

NOTICE TO BUYER AND SELLER:
In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers. The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. **CLAIMS & ASSESSMENTS**
- a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO YES If yes, explain: _____
 - b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO YES If yes, explain: _____

2. **DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS**
- Are You Aware:
- a. of any deed or homeowner restrictions? NO YES
 - b. of any proposed changes to any of the restrictions? NO YES
 - c. of any resale restrictions? NO YES
 - d. of any restrictions on leasing the property? NO YES
 - e. If any answer to questions 2a-2e is yes, please explain: _____
- f. Are access roads private public ? If private, describe the terms and conditions of the maintenance agreement: _____
- g. If there is a homeowner association, is membership mandatory? NO YES , and are fees charged by the homeowner association? NO YES If yes, explain: _____

3. **PROPERTY-RELATED ITEMS**
- Are You Aware:
- a. if you have ever had the property surveyed? NO YES Date: _____
 - b. if the property was surveyed, did you receive an elevation certificate? NO YES Date: _____
 - c. of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? NO YES
 - d. of any portion of the property that is fenced? NO YES
- If any answer to questions 3a-3d is yes, please explain: _____

4. THE LAND:

Are You Aware:

- a. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES
 - i. of any sinkhole insurance claim that has been made on subject property? NO YES
 - ii. if claim made, was claim paid? NO YES
 - iii. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO YES
 - b. of any past or present drainage or flood problems affecting the property or adjacent properties? NO YES
 - c. of any past or present problems with driveways, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements? NO YES
- If any answer to questions 4a-4c is yes, please explain: _____
- _____
- _____

5. ENVIRONMENT:

Was the property built before 1978? NO YES

Are You Aware:

- a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, Chinese/defective drywall, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO YES If yes, explain: _____
 - i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____
 - ii. of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? NO YES If yes, explain: _____
 - iii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____
 - b. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO YES
 - c. of wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? NO YES
- If any answer to questions 5a-5c is yes, please explain: _____
- _____
- _____

6. ZONING:

Are You Aware:

- a. of the zoning classification of the property? NO YES If yes, identify the zoning classification _____
- b. of any zoning violations or nonconforming uses? NO YES
- c. if the property is zoned for its current use? NO YES
- d. of any zoning restrictions affecting additions, improvements or replacement of the property? NO YES
- e. if there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? NO YES

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 5 Pages.

f. of any restrictions other than association and flood area requirements affecting improvements or replacement of the property? NO YES

If any answer to questions 6a-6f is yes, please explain: _____

7. FLOOD:

Are You Aware:

- a. if any portion of the property is in a special flood hazard area? NO YES
- b. does the property require flood insurance? NO YES
- c. whether any improvements including additions, are located below the base flood elevation? NO YES
- d. whether such improvements have been constructed in violation of applicable local flood guidelines? NO YES
- e. if any portion of the property is seaward of the coastal construction control line? NO YES

If any answer to questions 7a-7e is yes, please explain: _____

8. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property by them? NO YES If yes, explain: _____

b. Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism? NO YES Date of inspection _____ If so, what was the outcome of the inspection? _____

c. Has the property been treated for termites, dry rot, pest or wood destroying organisms? NO YES Date and type of treatment _____, Company name: _____

9. STRUCTURE-RELATED ITEMS:

Are You Aware:

- a. of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the property? NO YES
- b. of any structural condition or, in the case of a homeowner association, any condition in the common elements that materially affects the value of the property? NO YES
- c. of any improvements or additions to the property, whether by you or by others, that have been constructed in violation of building codes or without necessary permits? NO YES
- d. of any active permits on the property which have not been closed by a final inspection? NO YES

If any answer to questions 9a-9d is yes, please explain: _____

10. ROOF-RELATED ITEMS:

Are You Aware:

- a. of any roof or overhang defects? NO YES
- b. if the roof has leaked since you owned the property? NO YES
- c. if anything was done to correct the leaks? NO YES
- d. if the roof has been replaced? NO YES If yes, when: _____
- e. If there is a warranty on the roof? NO YES If yes, is it transferable? NO YES
- f. If the roof been inspected within the last twelve months? NO YES

If any answer to questions 10a-10f is yes, please explain: _____

11. PLUMBING-RELATED ITEMS:

a. What is your drinking water source? Public Private Well Other Source . If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____

b. Do you have a water conditioning system? NO YES If yes, type: _____ Owned Leased
What is the balance owed on the system? \$ _____

c. Do you have a sewer or septic system ? If septic system describe the location of each system: _____

d. Are you aware of any septic tanks or wells on the property which are not currently being used?
NO YES If yes, explain: _____

e. Are you aware of any plumbing leaks since you have owned the property? NO YES If yes, explain: _____

f. Are you aware of any conditions that materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? NO YES If yes, explain: _____

12. POOLS/HOT TUBS/SPAS:

a. Does the property have a swimming pool? NO YES Hot tub? NO YES Spa? NO YES

b. If you answered yes to any part of 12a, was the certificate of completion received after Oct. 1, 2000 for the pool? NO YES For the spa? NO YES For the hot tub? NO YES

c. Check the pool safety features (as defined by Section 515.27, Florida Statutes) your swimming pool, hot tub or spa has: Enclosure that meets the pool barrier requirements Approved safety pool cover
Required door and window exit alarms Required door locks none

d. Are you aware of any conditions regarding these items that materially affect the value of the property?
NO YES If yes, explain: _____

13. MAJOR APPLIANCES:

Indicate existing equipment:

Range Oven Microwave Dishwasher Garbage Disposal Trash Compactor Refrigerator
Freezer Washer Dryer

Are any of these appliances leased? NO YES Are any of these gas appliances? NO YES

Is the water heater: owned leased ; Is the water heater: electric gas

Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? NO YES If yes, explain: _____

14. ELECTRICAL SYSTEM:

Are You Aware:

a. of any damaged or malfunctioning switches, receptacles, or wiring? NO YES

b. of any conditions that materially affect the value or operating capacity of the electrical system? NO YES

If answers to questions 14a or 14b is yes, please explain: _____

15. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

Air conditioning:

Central Window/Wall Number of units _____

Heating:

Electric Fuel Oil Gas Other

Solar Heating:

Owned Leased

Wood-burning stove: NO YES

Fireplace: NO YES Describe fireplace equipment: _____

Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the property? NO YES If yes, explain: _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 5 Pages.

16. OTHER EQUIPMENT:

Indicate existing equipment:

Security System: NO YES Leased Owned Connected to Central Monitor Monthly Fee \$ _____
Smoke Detectors: NO YES Number of smoke detectors? _____
Lawn Sprinkler System: NO YES Sprinkler water source: _____ If well is source, is there an iron filter? NO YES Is there a timer? NO YES Is the timer automatic? NO YES
Garage door openers? NO YES Number of transmitters? _____, Humidistat? NO YES Humidifier? NO YES Electric air filters? NO YES Vent fans? NO YES
Paddle fans? NO YES Number of paddle fans? _____

17. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO YES

If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: _____ / _____ Date: _____
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 5 of 5 Pages.



My Florida Regional Multiple Listing Service RESIDENTIAL DATA ENTRY FORM

Shaded Areas are Required

| | | | | | |
|-------------------|----------------------|--|---|--|---|
| Listing Date: / / | Expiration Date: / / | Entered Where: | <input type="checkbox"/> Office | <input type="checkbox"/> Association | |
| Listing Type: | | <input type="checkbox"/> Exclusive Right to Sell | <input type="checkbox"/> Exclusive Agency | <input type="checkbox"/> Limited Service | <input type="checkbox"/> Sold Data / Entry Only |

| | | | | |
|------------------------------------|-----------------------------|--|---|--------------------------------|
| MLS #: | List Price: \$ | Range Price: <input type="checkbox"/> Yes <input type="checkbox"/> No (If yes): VRangeListLowPrice: \$, , | | |
| House #: | Street Name: | | Street Type: | Str. Dir.Pre /Post |
| City: | State: FL | County: | Zip: | Zip + 4: Unit #: |
| Condo Building: | Condo Floor #: | Building # Floors: | Building Name / Number: | |
| Floors in Unit: | Days Lease: | MH Width: | <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Triple | |
| Total Units: | Model / Make: | | Millage Rate: | |
| Tampa Area: | Year Built: | Hills. Munic. Code: | | |
| Tax ID: | Taxes: | | Tax Year: | Alt/ Key/ Folio #: |
| Section: | Township: | Range: | Subdivision #: | SW Subv Condo #: Block/Parcel: |
| Lot #: | Subdivision Section Number: | | | |
| Legal Description (255 characters) | | | | |
| | | | | |
| Subdivision / Community Name: | | | SW Subdv / Community Name: | |
| Zoning: | | | Plat Book/Page: | |
| Future Land Use: | | | Complex/Community Name/NCCB: | |

| Property Style | | | | | |
|---|--|---|-----------------------|--|--|
| <input type="checkbox"/> 1/2 Duplex | <input type="checkbox"/> Manufactured/Mobile in Park | <input type="checkbox"/> Single Family Home | | | |
| <input type="checkbox"/> Co-op | <input type="checkbox"/> Manufactured/Mobile out of Park | <input type="checkbox"/> Townhouse | | | |
| <input type="checkbox"/> Condo | <input type="checkbox"/> Modular | <input type="checkbox"/> Villa | | | |
| <input type="checkbox"/> Manufactured | <input type="checkbox"/> Planned Unit Development | | | | |
| Office Primary Board ID | | | | | |
| <input type="checkbox"/> (A) Sarasota | <input type="checkbox"/> (G) Lake / Sumter | <input type="checkbox"/> (P) East Polk | Bedrooms: | | |
| <input type="checkbox"/> (B) Bartow | <input type="checkbox"/> (K) Lake Wales | <input type="checkbox"/> (R) Other | Full Baths: | | |
| <input type="checkbox"/> (C) Port Charlotte | <input type="checkbox"/> (L) Lakeland | <input type="checkbox"/> (S) Osceola | Half Baths: | | |
| <input type="checkbox"/> (D) Englewood | <input type="checkbox"/> (M) Manatee | <input type="checkbox"/> (T) Tampa | Sq Ft Heated: | | |
| <input type="checkbox"/> (E) East Pasco | <input type="checkbox"/> (N) Venice | <input type="checkbox"/> (V) West Volusia | Total Building Sq Ft: | | |
| <input type="checkbox"/> (F) DeSoto | <input type="checkbox"/> (O) Orlando Regional | | | | |

| Square Foot Source | |
|---|---|
| <input type="checkbox"/> Appraisal | <input type="checkbox"/> Measured |
| <input type="checkbox"/> Builder | <input type="checkbox"/> Owner Provided |
| <input type="checkbox"/> Public Records | |

| Ownership (if any) | |
|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fee Simple | <input type="checkbox"/> Co-op |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Land-Lease |

| CDD Y/N | Annual CDD Fee |
|------------------------------|----------------|
| <input type="checkbox"/> Yes | |
| <input type="checkbox"/> No | |

| A-Judicial Parcel Y/N |
|------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

| Zoning Compliance Y/N |
|------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

| Hazardous Y/N |
|------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

| Other Exemptions Y/N |
|------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

| Special Tax District Y/N (Tomb) |
|---------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

| Asbestos Y/N |
|------------------------------|
| <input type="checkbox"/> Yes |
| <input type="checkbox"/> No |

| Green Features (if any) |
|---|
| <input type="checkbox"/> FGBC Green Certified home |
| <input type="checkbox"/> LEED Certified Building |
| <input type="checkbox"/> Florida Certified Yard |
| <input type="checkbox"/> Green Features—Contact Realtor |

| | |
|---------------------|-------------------------------|
| Owner Name: | Owner Phone: () - |
| Tenant Name: | Tenant Phone: () - |

Management Company Information:

Land Information

| Lot Dimensions: | | Lot Size (Sq. Ft.): | | Lot Size (Acre.): | |
|--|---|---|--|---|--|
| Total Acreage | Location (10 Max) | Front Exp | Utilities Data (10 Max) | | |
| <input type="checkbox"/> Zero Lot Line <input type="checkbox"/> Up to 10,889 Sq. Ft. <input type="checkbox"/> 1/4 Acre to 1/2 Acre <input type="checkbox"/> 1/2 acre to 1acre <input type="checkbox"/> One+ to Two acres <input type="checkbox"/> Two + to Five acres <input type="checkbox"/> Five+ acres <input type="checkbox"/> 10+ acres <input type="checkbox"/> 20+ acres <input type="checkbox"/> 50+ acres <input type="checkbox"/> 100+ acres <input type="checkbox"/> 200+ acres <input type="checkbox"/> 500+ acres <input type="checkbox"/> Non-Applicable | <input type="checkbox"/> Close to Bus Line <input type="checkbox"/> Coastal Constr Ctrl Lnn <input type="checkbox"/> Conservation Area <input type="checkbox"/> Corner Lot <input type="checkbox"/> Corner Unit <input type="checkbox"/> Cul de Sac <input type="checkbox"/> End Unit <input type="checkbox"/> Flood Zone <input type="checkbox"/> Golf Course Frontage <input type="checkbox"/> Golf Course View <input type="checkbox"/> Greenbell <input type="checkbox"/> Greenbell View <input type="checkbox"/> Highway Frontage <input type="checkbox"/> Hilly <input type="checkbox"/> Historic District <input type="checkbox"/> In City Limits | <input type="checkbox"/> In County <input type="checkbox"/> Key Lot <input type="checkbox"/> Level <input type="checkbox"/> Oversize Lot <input type="checkbox"/> Pasture/Agriculture <input type="checkbox"/> Park View <input type="checkbox"/> Pool View <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Brick <input type="checkbox"/> Street Dead-End <input type="checkbox"/> Street One Way <input type="checkbox"/> Street Paved <input type="checkbox"/> Street Private <input type="checkbox"/> Street Unpaved <input type="checkbox"/> Tennis Court View <input type="checkbox"/> Tip Lot <input type="checkbox"/> Wooded Vlew <input type="checkbox"/> Zoning Permits Horses | <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW | <input type="checkbox"/> BB/HS Internet Avail <input type="checkbox"/> Cable Available <input type="checkbox"/> Cable Connected <input type="checkbox"/> Canal/Lake For Irrigrtn <input type="checkbox"/> City Water <input type="checkbox"/> County Water <input type="checkbox"/> Electric <input type="checkbox"/> Fire Hydrant <input type="checkbox"/> Gas <input type="checkbox"/> Mini Sewer <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> Private Municipal Water <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Private Utilities <input type="checkbox"/> Public Municipal Wtr <input type="checkbox"/> Public Sewer <input type="checkbox"/> Public Water Avail <input type="checkbox"/> Public Utilities <input type="checkbox"/> Septic <input type="checkbox"/> Sprinkler Meter <input type="checkbox"/> Sprinkler Recycled <input type="checkbox"/> Sprinkler Well <input type="checkbox"/> Street Lights <input type="checkbox"/> Underground <input type="checkbox"/> Well |

Waterfront Information

| Water Access Y/N: | Water View Y/N: | Water Frontage Y/N: | Water Extras Y/N: |
|---|--|--|---|
| <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Water Access | Water View | Water Frontage | Water Extras |
| <input type="checkbox"/> Bay/Harbor <input type="checkbox"/> Beach - Private <input type="checkbox"/> Beach - Public <input type="checkbox"/> Beach - Access Deeded <input type="checkbox"/> Canal - Freshwater <input type="checkbox"/> Canal - Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Gulf/Ocean <input type="checkbox"/> Gulf/Ocean to Bay <input type="checkbox"/> Intracoastal Waterway <input type="checkbox"/> Lagoon <input type="checkbox"/> Lake <input type="checkbox"/> Lake - Chain of Lakes <input type="checkbox"/> Limited Access <input type="checkbox"/> Marina <input type="checkbox"/> Pond <input type="checkbox"/> River | <input type="checkbox"/> Bay/Harbor - Full <input type="checkbox"/> Bay/Harbor - Partial <input type="checkbox"/> Beach <input type="checkbox"/> Canal <input type="checkbox"/> Creek <input type="checkbox"/> Gulf/Ocean - Full <input type="checkbox"/> Gulf/Ocean - Partial <input type="checkbox"/> Gulf/Ocean to Bay <input type="checkbox"/> Intracoastal Waterway <input type="checkbox"/> Lagoon <input type="checkbox"/> Lake <input type="checkbox"/> Lake - Chain of Lakes <input type="checkbox"/> Marina <input type="checkbox"/> Pond <input type="checkbox"/> River | <input type="checkbox"/> Bay/Harbor <input type="checkbox"/> Beach - Private <input type="checkbox"/> Beach - Public <input type="checkbox"/> Canal - Freshwater <input type="checkbox"/> Canal - Saltwater <input type="checkbox"/> Creek <input type="checkbox"/> Gulf/Ocean <input type="checkbox"/> Gulf/Ocean to Bay <input type="checkbox"/> Intracoastal Waterway <input type="checkbox"/> Lagoon <input type="checkbox"/> Lake <input type="checkbox"/> Lake - Chain of Lakes <input type="checkbox"/> Marina <input type="checkbox"/> Pond <input type="checkbox"/> River | <input type="checkbox"/> Boat Ramp - Private <input type="checkbox"/> Boathouse <input type="checkbox"/> Boats - None Allowed <input type="checkbox"/> Bridges - No Fixed Bridges <input type="checkbox"/> Dock - Slip 1 st Come <input type="checkbox"/> Dock - Slip Deeded Off-Site <input type="checkbox"/> Dock - Slip Deeded On-Site <input type="checkbox"/> Fishing Pier <input type="checkbox"/> Lift - Davits <input type="checkbox"/> Lock <input type="checkbox"/> Private Lake Dues Required <input type="checkbox"/> Sailboat Water <input type="checkbox"/> Seawall - Concrete <input type="checkbox"/> Seawall - Other <input type="checkbox"/> Skiing Allowed <input type="checkbox"/> Riprap |
| Water Type | Waterfront Feet | | |
| | | | |

| New Construction | Construction Status | Projected Completion Date |
|---|--|---------------------------|
| <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Completed <input type="checkbox"/> Pre-Construction <input type="checkbox"/> Under Construction | / / |

Exterior Information

| | | | |
|---|--|--|--|
| Private Pool Y/N | | | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Pool Type (8 Max) | | | |
| <input type="checkbox"/> Above Ground <input type="checkbox"/> Auto Cleaner <input type="checkbox"/> Child Safety Fence <input type="checkbox"/> Diving Board <input type="checkbox"/> Fiberglass <input type="checkbox"/> Gunite/Concrete <input type="checkbox"/> Heated Pool <input type="checkbox"/> Heated Spa <input type="checkbox"/> In Ground <input type="checkbox"/> Infinity Edge <input type="checkbox"/> Other Water Feature <input type="checkbox"/> Other <input type="checkbox"/> Pool Sweep <input type="checkbox"/> Salt Water <input type="checkbox"/> Screen Enclosure <input type="checkbox"/> Solar Heated Pool <input type="checkbox"/> Spa <input type="checkbox"/> Tile <input type="checkbox"/> Vinyl | | | |
| Property Description | | | |
| <input type="checkbox"/> 1st Floor Multi-Story <input type="checkbox"/> 2nd Floor / Multi Story <input type="checkbox"/> 3rd Floor + above Multi-Story <input type="checkbox"/> Dock/Rack-ominlum <input type="checkbox"/> Efficiency <input type="checkbox"/> Elevated <input type="checkbox"/> End Unit <input type="checkbox"/> Ground Floor Unit <input type="checkbox"/> High-Rise <input type="checkbox"/> Mid-Rise <input type="checkbox"/> One Story <input type="checkbox"/> Penthouse <input type="checkbox"/> Split Level <input type="checkbox"/> Stilt Home <input type="checkbox"/> Three Story <input type="checkbox"/> Townhouse 2-3 Floors <input type="checkbox"/> Tri-Level <input type="checkbox"/> Two Story | | | |
| <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Slab | | | |
| Exterior Construction (8 Max) | | Exterior Features (12 Max) | |
| <input type="checkbox"/> Asbestos <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Log <input type="checkbox"/> Metal Frame <input type="checkbox"/> On Piling <input type="checkbox"/> Other <input type="checkbox"/> Siding <input type="checkbox"/> Stem Wall <input type="checkbox"/> Stone <input type="checkbox"/> Stucco <input type="checkbox"/> Wood Frame | | <input type="checkbox"/> Balcony/Sun Deck <input type="checkbox"/> Barn <input type="checkbox"/> Detached In-Law Apt <input type="checkbox"/> Detached Workshop <input type="checkbox"/> Fenced <input type="checkbox"/> French Doors <input type="checkbox"/> Fruit Trees <input type="checkbox"/> Greenhouse <input type="checkbox"/> Gutters / Downspouts <input type="checkbox"/> Handicap Modified <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Hurricane Shutters <input type="checkbox"/> Irrigation System <input type="checkbox"/> Mature Landscaping <input type="checkbox"/> Oak Trees <input type="checkbox"/> Other <input type="checkbox"/> Outdoor Grill <input type="checkbox"/> Outdoor Kitchen <input type="checkbox"/> Outdoor Lights <input type="checkbox"/> Outdoor Shower <input type="checkbox"/> Parking - RV/Boat <input type="checkbox"/> Patio/Porch Covered <input type="checkbox"/> Patio/Porch Open <input type="checkbox"/> Patio/Porch Screened <input type="checkbox"/> Rental Apartment <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Sauna <input type="checkbox"/> Sliding Doors <input type="checkbox"/> Stables <input type="checkbox"/> Storage <input type="checkbox"/> Trees/Landscaped <input type="checkbox"/> Utility Shed <input type="checkbox"/> Wheelchair Accessible <input type="checkbox"/> Xeriscape | |
| Maintenance Includes (12 Max) | | Garage / Carport (3 Max) | |
| <input type="checkbox"/> Building Exterior <input type="checkbox"/> Cable <input type="checkbox"/> Electric <input type="checkbox"/> Escrow Reserves Fund <input type="checkbox"/> Fidelity Bond <input type="checkbox"/> Flood Insurance <input type="checkbox"/> Gas <input type="checkbox"/> Ground Maintenance <input type="checkbox"/> Maintenance/Repairs <input type="checkbox"/> Manager <input type="checkbox"/> Not Applicable <input type="checkbox"/> Other <input type="checkbox"/> Private Road <input type="checkbox"/> Public Insurance <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> Roof <input type="checkbox"/> Security <input type="checkbox"/> Trash Removal <input type="checkbox"/> Water/Sewer | | <input type="checkbox"/> 1 Car Carport <input type="checkbox"/> 1 Car Garage <input type="checkbox"/> 2 Car Carport <input type="checkbox"/> 2 Car Garage <input type="checkbox"/> 3 Car Carport <input type="checkbox"/> 3 Car Garage <input type="checkbox"/> 4 Car Carport <input type="checkbox"/> 4 Car Garage <input type="checkbox"/> 5+ Car Carport <input type="checkbox"/> 5+ Car Garage <input type="checkbox"/> None <input type="checkbox"/> RV Carport <input type="checkbox"/> RV Garage | |
| Roof (2 Max) | | Garage Features (10 Max) | |
| <input type="checkbox"/> Built up <input type="checkbox"/> Membrane <input type="checkbox"/> Metal <input type="checkbox"/> Roof Over <input type="checkbox"/> Shake <input type="checkbox"/> Shingle <input type="checkbox"/> Slate <input type="checkbox"/> Tile <input type="checkbox"/> Other | | <input type="checkbox"/> Assigned Parking <input type="checkbox"/> Attached <input type="checkbox"/> Bath in Garage <input type="checkbox"/> Circular Drive <input type="checkbox"/> Detached <input type="checkbox"/> Door Opener <input type="checkbox"/> Drive Space <input type="checkbox"/> Garage Conversion <input type="checkbox"/> Golf Cart <input type="checkbox"/> Guest Parking <input type="checkbox"/> No Street Parking <input type="checkbox"/> None <input type="checkbox"/> Open Parking <input type="checkbox"/> Oversized <input type="checkbox"/> Parking Pad <input type="checkbox"/> Portico <input type="checkbox"/> Secured Parking <input type="checkbox"/> Side Rear Entry <input type="checkbox"/> Street Parking <input type="checkbox"/> Washer/Dryer Hookup <input type="checkbox"/> Workshop | |
| Other Features (2) | | | |
| <input type="checkbox"/> x | | | |
| Architectural Style (8 Max) | | | |
| <input type="checkbox"/> Bungalow <input type="checkbox"/> Cape Cod <input type="checkbox"/> Colonial <input type="checkbox"/> Contemporary <input type="checkbox"/> Courtyard <input type="checkbox"/> Custom <input type="checkbox"/> Dutch Provincial <input type="checkbox"/> Elevated <input type="checkbox"/> Florida <input type="checkbox"/> French Provincial <input type="checkbox"/> Historical <input type="checkbox"/> Key West <input type="checkbox"/> Patio <input type="checkbox"/> Ranch <input type="checkbox"/> Spanish / Mediterranean <input type="checkbox"/> Townhouse <input type="checkbox"/> Traditional <input type="checkbox"/> Tudor <input type="checkbox"/> Victorian <input type="checkbox"/> Villa <input type="checkbox"/> Other | | | |
| Community Features (25 Max) | | | |
| <input type="checkbox"/> Airport/Runway <input type="checkbox"/> Association Recreation - Lease <input type="checkbox"/> Association Recreation - Owned <input type="checkbox"/> Boat Slip <input type="checkbox"/> Buyer Approval Required <input type="checkbox"/> Community Boat Ramp <input type="checkbox"/> Community Heated Pool <input type="checkbox"/> Community Pool <input type="checkbox"/> Deed Restrictions <input type="checkbox"/> Dock <input type="checkbox"/> Elevators | | <input type="checkbox"/> Fees Required <input type="checkbox"/> Fishing Pier <input type="checkbox"/> Fitness <input type="checkbox"/> Gated Community <input type="checkbox"/> Golf Community <input type="checkbox"/> Handicap Modified <input type="checkbox"/> Horse Stables <input type="checkbox"/> Laundry Facility <input type="checkbox"/> Maintenance Free <input type="checkbox"/> No Deed Restriction <input type="checkbox"/> No Truck/RV/Motorcycle | |
| <input type="checkbox"/> None <input type="checkbox"/> Optional <input type="checkbox"/> Required | | <input type="checkbox"/> None <input type="checkbox"/> Optional Additional Fees <input type="checkbox"/> Park <input type="checkbox"/> Playground <input type="checkbox"/> Public Boat Ramp <input type="checkbox"/> PUD <input type="checkbox"/> Racquet Ball <input type="checkbox"/> Recreation Building <input type="checkbox"/> Security <input type="checkbox"/> Shuffleboard <input type="checkbox"/> Special Comm. Restrictions | |
| HOA / Comm. Association | | HOA Fee | |
| <input type="checkbox"/> None <input type="checkbox"/> Optional <input type="checkbox"/> Required | | <input type="checkbox"/> Annually <input type="checkbox"/> Semi Annually <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly | |
| HOA Payment Schedule | | Monthly Maint. (Addition to HOA) | |
| <input type="checkbox"/> 55+ <input type="checkbox"/> 62 + | | <input type="checkbox"/> 55+ <input type="checkbox"/> 62 + | |
| Housing For Older Persons | | | |
| Monthly Maint. (Addition to HOA) | | | |
| <input type="checkbox"/> 55+ <input type="checkbox"/> 62 + | | | |
| Pets Y/N | | Max Pet Weight | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

| Elementary School | Middle or Junior School | High School |
|-------------------|-------------------------|-------------|
| | | |

Interior Information
Approximate Dimensions

| | | | | | |
|--------------------|---|-------------------------|---|-------------------------------|---|
| Living Room | x | Master Bedroom | x | Study / Den Dimensions | x |
| Dining Room | x | 2 nd Bedroom | x | Balcony / Porch/Lanai | x |
| Family Room | x | 3 rd Bedroom | x | Dinette | x |
| Great Room | x | 4 th Bedroom | x | Bonus Room | x |
| Kitchen | x | 5 th Bedroom | x | Studio Dimensions | x |

Additional Rooms (9 Max)

- Bonus Room
- Breezeway
- Family Room
- Florida Room
- Foyer
- Game Room
- Inlaw / Rental Apt
- Inside Utility
- Loft
- Media Room
- Office / Den / Library

Air Conditioning (2 Max)

- Central
- Humidistat
- No Air
- Wall Units/Window
- Zoned/Multiple

Heating and Fuel (6 Max)

- Central
- Fuel - Electric
- Fuel - Gas Bottled
- Fuel - Gas Natural
- Fuel - Oil
- Heat Pump
- Heat Recovery Unit
- No Heat
- Other
- Partial
- Radiant / Baseboards
- Radiant / Ceiling
- Solar
- Space Heater
- Wall Furnace
- Wall Units / Window Units
- Zoned / Multiple

Appliances Included (13 Max)

- Built In Oven
- Compactor
- Convection Oven
- Dishwasher
- Disposal
- Dryer
- Exhaust Fan
- Freezer
- Gas Appliances
- Hot Water Electric
- Hot Water Gas
- Kitchen Reverse Osmosis Sys
- Microwave
- Microwave Hood
- Other
- Oven
- Range
- Range Hood
- Refrigerator
- Solar Hot Water Owned
- Solar Hot Water Rented
- Washer
- Water Aerator Owned
- Water Aerator Rented
- Water Filter Owned
- Water Filter Rented
- Water Softener Owned
- Water Softener Rented
- Wine Refrigeration

Interior Layout (7 Max)

- Breakfast Room Separate
- Eating Space In Kitchen
- Formal Dining Room Separate
- Formal Living Room Separate
- Great Room
- Kitchen/Family Room Combo
- 'L' Dining
- Living Room/Great Room
- Living/Dining Room Combo
- Master Bedroom Downstairs
- Open Plan
- Split Bedroom
- Volume Ceilings

Interior Features (14 Max)

- Attic
- Attic Ventilator
- Blinds/Shades
- Cathedral/Vaulted Ceiling
- Ceiling Fan(s)
- Central Vacuum
- Corridor Access
- Crown Molding
- Dry Bar
- Dumb Wailer
- Elevator
- Furnished
- Handicapped Modified
- Hot Tub/Spa
- In Wall Pest System
- Intercom System
- Medical Alarm
- Other
- Radiant Barrier
- Rods
- Sauna
- Skylights
- Smoke Alarm(s)
- Solid Surface Counters
- Solid Wood Cabinets
- Stone Counters
- Storage Room
- Thermal Windows
- Thermostat Attic Fan
- Tray Ceiling
- TV Antenna
- Unfurnished
- Walk In Closet
- Washer/Dryer Hookup
- Wet Bar
- Whole House R. O. System
- Window Treatment

Water Bath Features (4 Max)

- Bath with Spa/Hydro
- Bidet
- Dual Sinks
- Garden Bath
- Handicapped Accessible
- Shower No Tub
- Tub With Separate Shower Stall
- Tub With Shower
- Other Specify in Remarks

- Leased
- Owned

Floor Covering (6 Max)

- Brick/Stone
- Carpet
- Ceramic Tile
- Laminate
- Marble
- Parquet
- Quarry Tile
- Slate
- Terrazzo
- Vinyl
- Wood
- Other

Kitchen Features (3 Max)

- Breakfast Bar
- Closet Pantry
- Desk Built In
- Island
- Pantry
- Walk In Pantry

Fireplace Y/N

- Yes
- No

Fireplace Description (5 Max)

- Electric Fireplace
- Family Room
- Gas Fireplace
- Living Room
- Master Bedroom
- Wood Burning FP
- Other Room

Financing Available (10 Max)

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Assumable - Must Qualify | <input type="checkbox"/> Exchange/Trade | <input type="checkbox"/> Lease Option | <input type="checkbox"/> Seller Financing |
| <input type="checkbox"/> Assumable - Non Qualify | <input type="checkbox"/> FHA | <input type="checkbox"/> Lease Purchase | <input type="checkbox"/> Special Funding |
| <input type="checkbox"/> Cash | <input type="checkbox"/> Flood Insurance Required | <input type="checkbox"/> Other | <input type="checkbox"/> USDA |
| <input type="checkbox"/> Conventional | | | <input type="checkbox"/> VA |

| | | |
|---|---------------|--------------------|
| Buyer Agent Comp: | Non-Rep Comp: | Trans Broker Comp: |
| | | |
| Interview Info (255 Characters) | | |
| | | |
| Driving Directions (255 Characters) | | |
| | | |
| Realtor Only Remarks 1 and 2 (455 Characters) | | |
| | | |

| | |
|---|--|
| Public Remarks (255 Characters) – This is the text that transfers to the public website | |
| | |
| Additional Public Remarks (1725 Characters) | |
| | |
| # of Times Per Year | Minimum Lease |
| | <input type="checkbox"/> 1-7Days <input type="checkbox"/> 2 Months <input type="checkbox"/> 4Months <input type="checkbox"/> No Rent <input type="checkbox"/> 1Month <input type="checkbox"/> 2 Weeks <input type="checkbox"/> 6Months <input type="checkbox"/> 1Week <input type="checkbox"/> 1Year <input type="checkbox"/> 3 Months <input type="checkbox"/> No Min |

The Owner has reviewed the foregoing information contained in this Data Entry Form and acknowledges the information to be true and correct to the best knowledge of the owner.

The Owner agrees to indemnify and hold harmless the My Florida Regional Multiple Listing Service (MFRMLS), the Originating Board, and their employees, the Listing Broker and licensees, the Selling Broker and licensees, and all other cooperating Brokers and licensees against any and all claims or liability (including attorney's fees) arising from any breach of warranty by Owner or from any incorrect information supplied by Owner or from any facts concerning the Property which was known or reasonably should have been known to Owner but not disclosed by Owner.

At the request of the Listing Broker, unless otherwise properly indicated on this Data Entry form, MFRMLS will electronically transmit information about Owner's property to Internet web sites to aid in the marketing of the Property for sale.

MFRMLS shall retain and make available all such data and photographs to all its participants for an indefinite period.

MFRMLS assumes no responsibility or liability to Owner for errors or omissions on this Data Entry Form or in the MFRMLS computer system.

The Owner hereby authorizes Listing Broker to file this Data Entry form with the MFRMLS and the Owner will provide timely notice of all status changes.

DATE

OWNER SIGNATURE

OWNER SIGNATURE

DATE

BROKER SIGNATURE

Revised 3/31/2010



Homes of Distinction

SELLERS ESTIMATED EXPENSES

Seller(s): _____

Date: _____

Property Address: _____

SALE PRICE \$ _____ \$ _____

ESTIMATED SELLING EXPENSES

Title Insurance and Related Fees \$ _____ \$ _____

Documentary Stamps on Deed (.70/100 of sales price) \$ _____ \$ _____

Recording Satisfaction of Mortgage \$ _____ \$ _____

Real Estate Brokerage Fees:

Commission: _____ % \$ _____ \$ _____

Brokerage Fee to Realty World \$ \$295.00 \$ \$295.00

Comments: _____

Home Warranty \$ _____ \$ _____

Property Taxes (January 1st - estimated closing date)
(_____ days @ \$ _____ per day) \$ _____ \$ _____

Attorney Fees \$ _____ \$ _____

Repairs (per contract) \$ _____ \$ _____

Inspections:
Home \$ _____; Termite \$ _____; Well/Septic \$ _____ \$ _____ \$ _____

Other: _____ \$ _____ \$ _____

Other: _____ \$ _____ \$ _____

TOTAL ESTIMATED SELLING EXPENSES:..... \$ _____ \$ _____

ESTIMATED SELLER PROCEEDS

+ Sales Price \$ _____ \$ _____

- Total Estimated Selling Expenses \$ _____ \$ _____

= Seller Proceeds Before Mortgages and Other Liens \$ _____ \$ _____

- Existing Mortgage(s) _____ \$ _____ \$ _____

- Equity Line of Credit \$ _____ \$ _____

- Other _____ \$ _____ \$ _____

- Other _____ \$ _____ \$ _____

= ESTIMATED PROCEEDS:..... \$ _____ \$ _____

I/We understand that the above closing costs and figures are estimates and intended only as a guide. Final costs and pro-rations will be determined by the closing agent at the time of closing. I further understand that Realty World Homes of Distinction in no way warrants or guarantees any of the above estimated figures.

Seller: _____

Date: _____

Seller: _____

Date: _____

Sales Associate: _____

Date: _____