

Exclusive Right of Sale Listing Agreement

FLORIDA ASSOCIATION OF REALTORS®



1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
2 _____ ("Seller") and
3 _____ ("Broker").

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

12 2. DESCRIPTION OF PROPERTY:

13* (a) Real Property Street Address: _____
14* _____

15* Legal Description: _____
16* _____ See Attachment _____

17* (b) Personal Property, including appliances: _____
18* _____
19* _____ See Attachment _____

20* (c) Occupancy: Property is is not currently occupied by a tenant. If occupied, the lease term
21* expires _____.

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

23* (a) Price: _____

24* (b) Financing Terms: Cash Conventional VA FHA Other _____

25* Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ _____ with the
26* following terms: _____

27* Assumption of Existing Mortgage: Buyer may assume existing mortgage for \$ _____ plus an
28* assumption fee of \$ _____. The mortgage is for a term of _____ years beginning in _____, at
29* an interest rate of _____% fixed variable (describe) _____.

30* Lender approval of assumption is required is not required unknown. Notice to Seller: You may remain liable for an
31* assumed mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of your
32* liability. Seller will ensure that all mortgage payments and required escrow deposits are current at the time of closing and
33* will convey the escrow deposit to the buyer at closing.

34* (c) Seller Expenses: Seller will pay mortgage discount or other closing costs not to exceed _____% of the purchase
35* price; and any other expenses Seller agrees to pay in connection with a transaction.

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

38 (a) Advertise the Property as Broker deems advisable in newspapers, publications, computer networks, including the
39 Internet and other media; place appropriate transaction signs on the Property, including "For Sale" signs and "Sold" signs
40 (once Seller signs a sales contract); and use Seller's name in connection with marketing or advertising the Property;

41 (b) Obtain information relating to the present mortgage(s) on the Property.

42 (c) Place the property in a multiple listing service(s) (MLS). Seller authorizes Broker to report to the MLS/Association of
43 Realtors® this listing information and price, terms and financing information on any resulting sale. Seller authorizes Broker,
44 the MLS and/or Association of Realtors® to use, license or sell the active listing and sold data.

45 (d) Provide objective comparative market analysis information to potential buyers; and

46* (e) (Check if applicable) Use a lock box system to show and access the Property. A lock box does not ensure the
47* Property's security; Seller is advised to secure or remove valuables. Seller agrees that the lock box is for Seller's benefit
48* and releases Broker, persons working through Broker and Broker's local Realtor Board/Association from all liability and
49* responsibility in connection with any loss that occurs. Withhold verbal offers. Withhold all offers once Seller accepts a
50* sales contract for the Property.

51 (f) Act as a transaction broker.

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

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

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

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

57* Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

(d) To indemnify **Broker** and hold **Broker** harmless from losses, damages, costs and expenses of any nature, including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's** negligence, representations, misrepresentations, actions or inactions, (2) the use of a lock box, (3) the existence of undisclosed material facts about the Property, or (4) a court or arbitration decision that a broker who was not compensated in connection with a transaction is entitled to compensation from **Broker**. This clause will survive **Broker's** performance and the transfer of title.
(e) To perform any act reasonably necessary to comply with FIRPTA (Internal Revenue Code Section 1445).
(f) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily observable or known by the buyer. **Seller** represents there are no material facts (building code violations, pending code citations, unobservable defects, etc.) other than the following: _____

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

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

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

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

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

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

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

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

7. COOPERATION AND COMPENSATION WITH OTHER BROKERS: **Broker's** office policy is to cooperate with all other brokers except when not in **Seller's** best interest: and to offer compensation in the amount of _____% of the purchase price or \$ _____ to **Buyer's** agents, who represent the interest of the buyers, and not the interest of **Seller** in a transaction; and to offer compensation in the amount of _____% of the purchase price or \$ _____ to a broker who has no brokerage relationship with the **Buyer** or **Seller**; and to offer compensation in the amount of _____% of the purchase price or \$ _____ to Transaction brokers for the **Buyer**; None of the above (if this is checked, the Property cannot be placed in the MLS.)

8. BROKERAGE RELATIONSHIP:

TRANSACTION BROKER NOTICE

As a transaction broker, _____ and its associates, provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
 2. Accounting for all funds;
 3. Using skill, care, and diligence in the transaction;
 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
 6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
 7. Any additional duties that are entered into by this or by separate written agreement.
- Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

Date

Signature

Signature

Seller (____) (____) and **Broker/Sales Associate** (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

118 **9. CONDITIONAL TERMINATION:** At **Seller's** request, **Broker** may agree to conditionally terminate this Agreement. If
119 **Broker** agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct expenses
120* incurred in marketing the Property and pay a cancellation fee of \$_____ plus applicable sales tax. **Broker** may
121 void the conditional termination and **Seller** will pay the fee stated in paragraph 6(a) less the cancellation fee if **Seller** transfers
122 or contracts to transfer the Property or any interest in the Property during the time period from the date of conditional
123 termination 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 in
125 question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting
126 mediation under the rules of the American Arbitration Association or other mediator agreed upon by the parties. If litigation arises out
127 of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless the parties agree that
128* disputes will be settled by arbitration as follows: **Arbitration:** By initialing in the space provided, **Seller** (____) (____), Listing
129* Associate (____) and Listing Broker (____) agree that disputes not resolved by mediation will be settled by neutral binding
130 arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other
131 arbitrator agreed upon by the parties. Each party to any arbitration or litigation (including appeals and interpleaders) will pay its own
132 fees, costs and expenses, including attorney's fees, and will equally split the arbitrators' fees and administrative fees of arbitration.

133 **11. MISCELLANEOUS:** This Agreement is binding on **Broker's** and **Seller's** heirs, personal representatives, administrators,
134 successors and assigns. **Broker** may assign this Agreement to another listing office. Signatures, initials and modifications
135 communicated by facsimile will be considered as originals. The term "buyer" as used in this Agreement includes buyers,
136 tenants, exchangors, optionees and other categories of potential or actual transferees.

137 **12. ADDITIONAL TERMS:**

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154*

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

156* Telephone #'s: Home _____ Work _____ Cell _____ Fax: _____

157* Address: _____ E-mail: _____

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

159* Telephone #'s: Home _____ Work _____ Cell _____ Fax: _____

160* Address: _____ E-mail: _____

161* Date: _____ **Authorized Listing Associate or Broker:** _____

162* Brokerage Firm Name: _____ Telephone: _____

163* Address: _____

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

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

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



Disclosures for Purchase, Sale or Lease of Real Property

The REALTOR/ASSOCIATE hereby provides this statement to afford you, as a consumer, some information with which to make an informed decision for the purchase, sale or lease of real property in the State of Florida. You may exercise any of the rights specified below by the inclusion of an appropriate clause in a purchase contract. This form is provided for your information; it's acceptance in no way obligates you until you have signed a contract.

LEGAL REQUIREMENT: All contracts for real property are required to be in writing to be enforceable and to comply with the law. The contract will be a legally binding document. You have the right to have legal council preview the contract and represent you.

AGENCY: As a prospective Purchaser, Seller or Lessee you should have been provided with an Agency Disclosure Form which outlines and explains the various forms of agency relationships available to you.

DISCLOSURE AND INSPECTIONS: Florida law requires the Seller to disclose to any potential Purchaser any known latent defects which may not be readily visible. As a prospective Purchaser you should exercise your right to order and arrange for any and all inspections of property which you feel are necessary including mold and lead base paint inspections. It will be the responsibility of the purchaser to pay for such inspections, and get a copy to the owner in the time boundaries listed on the purchase contract.

CLOSING COSTS: Upon closing of the sale of Real Property, you may be required to pay additional costs, such as but not limited to: title insurance for the Lender's Coverage (buyer), Owner's Coverage (seller); taxes, abstract charges, escrow fees, documentary stamps, recording fees, discount points, survey charges, mailing, copy or courier fees, attorney fees if applicable, REAL ESTATE PROCESSING AND HANDLING FEES (\$150.00), LEASE PROCESSING FEE MAY APPLY. Your lender and/or closing agent will provide you the totals of such fees and costs when known.

CONDOMINIUM AND HOMEOWNERS ASSOCIATIONS: If you are buying a property that is governed by a condominium or homeowners document, be sure you understand the maintenance, lease, assessments and/or application charge. The Seller normally provides the application and the condominium documents. Homeowners are not required by law to provide documents if it is a Homeowner Association only if it is a Condominium Association. The 3 day law concerning the right to cancel only applies to Condominiums not a Homeowners Association. Some subdivisions also have associations that charge fees to the homeowner. This should be confirmed through the Seller or his agent. **NO CONDOMINIUM OR PROPERTY LOCATED IN A HOMEOWNERS ASSOCIATION SALE IS FINAL UNTIL YOU HAVE BEEN APPROVED BY THAT ASSOCIATION OR ITS REPRESENTATIVES, AND YOU ARE RESPONSIBLE TO SEEK THAT APPROVAL AND TO BRING AN ORIGINAL CERTIFICATE OF APPROVAL TO THE CLOSING!** (The original is recorded with the deed).

AFFILIATIONS: Home Run Real Estate, Inc is affiliated with Condotel Investment Realty, Inc. & Mortgage All-Stars, LLC.

I/We have read, understand and have received a copy of this notice.

PRINT Buyer's Name(s)

PRINT Seller's Name(s)

SIGNATURE Buyer(s)

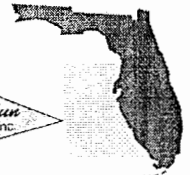
SIGNATURE Seller(s)

Real Estate Office/ Associate

Real Estate Office/ Associate

Modification to Listing Agreement

FLORIDA ASSOCIATION OF REALTORS®



("Seller")

and _____ / _____
Listing office / Broker
("Broker")

agree to the following changes to the (check one):

- Florida Association of REALTORS® Exclusive Right of Sale Listing Agreement
- Florida Association of REALTORS® Exclusive Brokerage Listing Agreement

regarding the Property described as:

1. The Termination Date will be the _____ day of _____, _____.
2. The price and terms will be _____.
3. Compensation to **Broker** will be _____% of gross purchase price or \$_____.
4. Fee to **Broker** if deposit is retained by Seller will be _____% of deposit.
5. Compensation is owed to **Broker** if Property is transferred within _____ days after Termination Date.
6. Leasing fee to **Broker** will be \$_____.
7. Cancellation fee to **Broker** will be \$_____.
8. Other: _____.

This Modification Addendum amends the above-referenced Agreement between **Seller** and **Broker**. All other non-conflicting provisions of that Agreement remain in full force and effect.

Date Broker Date Seller

Date Associate Date Seller

Copy returned to **Seller** on the _____ day of _____, _____ by: personal delivery mail facsimile.



PRICE ADDENDUM TO LISTING AGREEMENT

LISTING AGENT RECOMMENDED PRICE: _____

SELLER'S REQUESTED PRICE: _____

REASON FOR RECOMMENDED PRICE: _____

REASON FOR REQUESTED PRICE: _____

SIGNATURE: _____ **DATE:** _____

LISTING AGENT

SIGNATURE: _____ **DATE:** _____

SELLER

SIGNATURE: _____ **DATE:** _____

SELLER



SELLERS ESTIMATED EXPENSES/PROCEEDS

DATE _____ SELLER _____

PROPERTY _____

<u>ESTIMATED EXPENSES</u>	<u>SALES PRICE #1</u>	<u>SALES PRICE #2</u>
ESTIMATED SALES PRICE.....	_____	_____
STATE DOCUMENTARY STAMPS (\$7.00 PER \$1000.00).....	_____	_____
OWNER'S TITLE INSURANCE (PROMULGATED RATE).....	_____	_____
TOTAL MORTGAGE PAYOFF (ESTIMATE)(1ST AND 2ND).....	_____	_____
PROCESSING FEE.....	_____	_____
REAL ESTATE BROKERAGE COMMISSION.....	_____	_____
ANY OTHER EXISTING LIENS/ASSESMENTS.....	_____	_____
FHA OR VA MORTGAGE FEES (IF APPLICABLE).....	_____	_____
HOA/CONDO FEES (INCLUDING ESTOPPEL).....	_____	_____
PRORATED TAXES (AS REQUIRED).....	_____	_____
ATTORNEY FEES (AS REQUIRED).....	_____	_____
ESTIMATED TITLE FEES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: Title Search, Closing/Exam, City Lien Search, Courier and/or FedEx, Record Satisfaction of Mortgage(s), Settlement, Title Binder, Closer, and File Storage.	\$870.00	\$870.00
TOTAL SELLER'S ESTIMATED EXPENSES.....	_____	_____
ESTIMATED PROCEEDS TO SELLER.....	_____	_____

I/we acknowledge receipt of Estimated Seller's Expense/Proceeds. It is understood that this is not guarantee or warranty, and is subject to closing at above sales prices, correct mortgage balance, other liens withstanding, the exact date of closing or any other cost authorized by seller. I/we will not hold agent responsible for any discrepancies between the actual net proceeds and the estimates on this form. Title figures provided by Title America of Palm Beach and are only estimates.

SELLER: _____ DATE _____ AGENT: _____ DATE _____

SELLER: _____ DATE _____

Seller's Real Property Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®



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: _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

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, 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: _____

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
- 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: _____

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



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: _____
- _____
- _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.

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 c. What is the balance owed on the system? \$ _____
- d. Do you have a sewer or septic system ? If septic system describe the location of each system: _____
- e. Are you aware of any septic tanks or wells on the property which are not currently being used? NO YES If yes, explain: _____
- f. Are you aware of any plumbing leaks since you have owned the property? NO YES If yes, explain: _____
- g. 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.



Condominium Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®



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.

Chapter 718 of the Florida Statutes allows a Buyer to void a purchase and sale agreement by delivering written notice of the Buyer's intention to cancel within 3 days, excluding Saturdays, Sundays and legal holidays, after the date of execution of the agreement by the Buyer and receipt by Buyer of a current copy of the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules of the Association, and a copy of the most recent year-end financial information and frequently asked questions and answers document if so requested in writing.

A. THE UNIT

1. CONDOMINIUM ASSOCIATION DOCUMENTS

Are You Aware:

- a. of any proposed changes to any of the condominium documents? NO YES
- b. of any resale restrictions? NO YES
- c. of any restrictions on leasing the property? NO YES
- d. if the condominium unit is subject to a master homeowner's association? NO YES
- e. If any answer to questions 2a-2d is yes, please explain: _____

2. 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 condominium assessment/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: _____

3. OCCUPANCY AND OWNERSHIP INFORMATION

- a. unit is owner occupied Non-rental second home long term lease which expires on _____
 short-term vacation rental program other _____
- b. does the unit currently qualify for homestead exemption? NO YES
- c. unit ownership is evidenced by fee simple deed leasehold assignment

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

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4. MATERIAL ALTERATIONS TO UNIT:

- a. Are you aware of any material alterations to the inside of the unit? NO YES
 - b. Were the alterations made in violation of applicable building codes or without necessary permits? NO YES
- If any answer to questions 4a or 4b is yes, please explain: _____
-

5. ENVIRONMENT:

I. Was the property built before 1978? NO YES

II. 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 in the unit? NO YES
 - i. of any damage to the structures located in the unit due to any of the substances, materials or products listed in subsection (a) above? NO YES
 - ii. of any clean up, repairs, or remediation of the unit due to any of the substances, materials or products listed in subsection (a) above? NO YES
 - b. of any condition or proposed change in the vicinity of the unit that does or will materially affect the value of the unit, such as, but not limited to, proposed development or proposed roadways? NO YES
- If any answer to questions 5(II)a-b is yes, please explain: _____
-

6. FLOOD:

Are You Aware:

- a. if any portion of the unit has been flooded by storm surge? NO YES
 - b. if the unit requires flood insurance? NO YES
- If any answer to questions 6a-6b is yes, please explain: _____
-

7. 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 part of the unit or any structural damage to the unit 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 unit been treated for termites, dry rot, pest or wood destroying organisms? NO YES Date and type of treatment _____, Company name: _____
- d. Do you have any termite contracts or termite bonds on the unit? NO YES If yes, are the bonds transferable? NO YES

8. PLUMBING-RELATED ITEMS:

- a. What is your drinking water source? Public Private Well Other Source
- b. Do you have a water conditioning/treatment system? NO YES If yes, type: _____ Owned Leased What is the balance owed on the system? \$ _____
- c. Do you have sewer septic system? If septic system describe the location of each system: _____
- d. Are you aware of any plumbing leaks since you have owned the unit? NO YES If yes, explain: _____

9. 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 unit? NO YES If yes, explain: _____

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

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10. 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 10a or 10b is yes, please explain: _____

11. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

Air conditioning/Heating:

Central Window/Wall Number of units _____

Electric Fuel Oil Gas Other

What year was the outside condensing unit placed in service: _____

What year was the inside air handler unit placed in service: _____

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 unit? NO YES If yes, explain: _____

12. FIRE SPRINKLER:

Are You Aware:

- a. if the unit or common elements have been retrofitted with a fire sprinkler or other engineered life safety system? NO YES

If yes, is there a pending special assessment for retrofitting? NO YES How much? _____

If no, has there been a two-thirds vote of the unit owners to forego retrofitting? NO YES

13. 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? _____

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? _____

14. MAINTENANCE CONTRACTS:

Are You Aware:

- a. of any appliance or equipment maintenance/repair contracts? NO YES If yes, Date expire _____

Are they transferable? NO YES

B. LIMITED COMMON ELEMENTS

Are there any facilities outside the unit such as designated parking space(s), storage closets, boat slips, pool cabanas, garages, car ports etc. that are for your exclusive use? NO YES If yes, identify the facility and whether a separate deed or other legal document grants the exclusive right to use _____

C. COMMON ELEMENTS

1. INSURANCE:

Are You Aware:

- a. if the association maintains full replacement value flood insurance on portions of the condominium property required to be insured by the Declaration of Condominium? NO YES

- b. if the association maintains full replacement value against named perils (fire, windstorm, wind-driven rain etc.) on portions of the condominium property required to be insured by the Declaration of Condominium? NO YES

If any answer to questions 1a or 1b is yes, please explain: _____



2. STRUCTURE-RELATED ITEMS:

Are You Aware:

- a. of any structural damage to the condominium building or roof which may have resulted from events including, but not limited to, hurricane, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the unit?
NO YES
- b. of any damage to the amenities and/or any other common element that materially affects the value of the unit?
NO YES
- c. of any improvements or additions to the common elements that have been constructed in violation of building codes or without necessary permits? NO YES
- d. of any active permits on the common elements which have not been closed by a final inspection? NO YES
- e. of any special assessments to correct any damage to the condominium building, roof or common elements?
NO YES

If any answer to questions 2a-2e is yes, please explain: _____

3. ALTERATION/CONVEYANCE OF COMMON ELEMENTS:

Are you aware of any proposed plan to materially alter the common elements, expand the common elements, or convey any part of the common elements? NO YES If yes, please explain: _____

D. COASTAL CONSTRUCTION CONTROL LINE

Are you aware if the condominium property is is not located partially or totally seaward of the coastal construction control line as defined in Chapter 161.053 of the Florida Statutes?

E. FEES

- 1. **Condominium assessment fee:** \$_____ due monthly quarterly
Check all items included in the condominium assessment/association fee: water and sewer electricity telephone high speed internet pest control basic TV cable appliance maintenance club membership leasehold or ground lease fee recreational lease fee reserves on limited common elements other
- 2. **Master association fee:** \$_____ due monthly quarterly N/A
- 3. **Common element use fee:** \$_____ due monthly quarterly N/A
- 4. **Limited common element use fee:** \$_____ due monthly quarterly N/A
(in addition to fee in E1 above)

F. OTHER MATTERS

Is there anything else that materially affects the value of the unit? NO YES If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

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

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

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





SHOWING INSTRUCTIONS

MLS #: _____ L.A.: _____

ADDRESS: _____

CITY: _____

SUBDIVISION: _____

OWNER/TENANT INFO: _____

SUB TYPE: CIRCLE ONE

Single Family Townhouse/Villa Condo Manufactured Home Duplex Land

APPOINTMENT REQUIRMENT: CIRCLE ONE

Owner Approval Leave Message Notify Agent Record Info

GAIN ENTRANCE: CIRCLE ONE

Supra Combo _____ Keys at Office LA Accompany Owners

GATE ENTRANCE: CIRCLE ONE

Show Bus Card/License Show MLS Sheet Clicker Gate Code _____ None

OCCUPANCY: CIRCLE ALL THAT APPLY

Vacant Owner Occupied Tenant Occupied Pet(s) on Premises

RENTAL PRICE:\$ _____ MO SALE PRICE:\$ _____

OTHER INFO: _____

* Denotes required fields

Box around field name requires numerical input

Do not use dollar signs or commas for dollar entries

Regional MLS, Inc. Residential Input Sheet

Agent Name: _____ Date Listed: _____ Listing #: _____

*Category () Status () MLS #: ()
*Area () *Listing Price ()

*County () See Table at bottom of page *Parcel ID () Tax ID number () RP () Range Price ()

*Address () *Unit # ()
Street No. Street Dir Street Name Unit Number - required on Condo and TH

*City () *Zip () Tax Map () Book/PG ()
Tax Map # O.R. Book & Page #

Dolph's Map Page () *Letter Coordinate () *Number Coordinate ()
 () Listing Office ID Listing Office Name Office Phone () Fx: ()
Agent Ph ext Office Fax

*LA () Listing Agent ID # Listing Agent Name Listing Agent Home Phone 2nd Phone # () Phone Type ()
Additional Phone # H-Home, V-Voice, P-Pager, C-Cellular

Co-List Off: () Phone # () *Listing Date ()
Co-List Agt: () Phone # () *Expire Date ()
Listing Agent Email: () Public Internet advertising (Y/N)

*Owner Name () Owner Phone ()

Comm/ Non-Rep () Fee to Non-Representative (% or \$)
Comm/Buyer Agent () Fee to Buyer Agent (% or \$)
Comm/TransBrk () Fee to transaction Broker (% or \$)
Bonus (Y/N) () Terms in Broker Remarks

*List Type: () *List Off Agency: () *Var/Dual Rate () *Take Photo ()
ER-Ex Rt ER EX-Ex Rt w/Ex ER LS- Ex Rt w/Limit Svc SNGAGT, TRANBK - Transaction Broker (Y/N) (Y, N)
EB-Ex Brk EB EX-Ex Brk w/Ex EB LS - Ex Brk w/Limit Svc NONREP - Non Representative

Photo Instructions ()

*Subtype () *Governing Bodies ()
S-Single Fam detached, C-Condo/Coop, T-Townhouse/Villa/Row, M-Mobile COOP, CONDO, HOA, NONE

*Bedrooms: () Full Baths () Half Baths () Total Baths ()
*Year Built () Year Built Desc () *Living Area () *Total SqFt ()
New, UC - Under Const, RSL-Resale, Unk-Unknown

Room Dimensions:		# of Ceiling Fans
*Living Rm <input type="checkbox"/> ()	Dining Rm <input type="checkbox"/> ()	Dining Area <input type="checkbox"/> ()
*Kitchen <input type="checkbox"/> ()	Family Rm <input type="checkbox"/> ()	Florida Rm <input type="checkbox"/> ()
*Master Br <input type="checkbox"/> ()	Bedroom 2 <input type="checkbox"/> ()	Bedroom 3 <input type="checkbox"/> ()
Bedroom 4 <input type="checkbox"/> ()	Bedroom 5 <input type="checkbox"/> ()	Den <input type="checkbox"/> ()
Utility Rm <input type="checkbox"/> ()	Porch <input type="checkbox"/> ()	Patio/Balcony <input type="checkbox"/> ()

*Garage Spaces () *Carport Spaces () Parking Space # ()
*Homeowners Assoc () HOA Fee () Per () Application Fee ()
V-Voluntary, M-Mandatory, N-None *amount NONE, MON,QTR,SMYR,YRLY

Membership Equity ()
*Directions to Property ()

*Subdivision () Model Name ()
Development Name ()

*Legal Desc () *Zoning ()
*Tax Year () *Tax Amount () *Special Assmnt (Y/N) ()

Approx. Lot Size () *Waterfront (Y/N) () Water Frontage ()
Dock # () *Front Exp () Guest Hse SqFt () *Private Pool () Pool Size ()
N,NE,NW,S,SE,SW,E,W (Y/N)

Building Number () Unit Floor # () *Pets Allowed () (Y, N, R-Restricted)
*Total Floors/Stories () Total Units in Bldg () Total Units in Complex ()

Land Lease () Recreation Lease ()
Minimum Days to Lease () Lease Times per Year ()
Mobile Home Size ()

Decal # () Serial # () Brand Name ()

Remarks (These three lines of Remarks will be seen by members of the Public. No contact information)

Broker Only Remarks (2 lines)

Internal Office Remarks (1 line- will only be seen by Listing Office)

DESIGN (2)

- A....< 4 Floors
B....4+ Floors
C....Dup/Tri/Row
D....Multi-Level
E....Quad
F....Townhouse
G....Villa
H....Colonial
I....Contemporary
J....Rustic
K....Tudor
L....European
M....French
N....Georgian
O....Log
P....Mediterranean
Q....Plantation
R....Spanish
S....Traditional
T....Victorian
U....Western
V....Key West
W....Art Deco
X....Ranch
Y....A-Frame
Z....Coach House
1....Other Arch
2....Court yard

UNIT DESC (5)

- A....Corner
B....Penhouse
C....Efficiency
D....Garden Apartment
E....On Golf Course
F....Interior Hallway
G....Exterior Catwalk
H....Lobby
I....Multi-Level

CONSTRUCT (3)

- A....CBS
B....Frame
C....Frame/Stucco
D....Concrete
E....Pre-cast
F....Brick
G....Mixed
H....Modular
I....Manufactured
J....Woodside
K....Aluminum Siding
L....Metal
M....Stone
N....Block
O....Pre-Fab
P....Elevated
Q....Hollow Tile
R....Log
S....Piling
T....Other

MOBILE FEAT (8)

- A....Aluminum Skirt
B....Brick Skirt
C....Solar Block Skirt
D....Stone Skirt
E....Wood Skirt
F....Other Skirt
G....No Skirt
H....Tie Down
I....Oryer Hookup
J....Utility Room Outside
K....Storage Shed
L....Slab
M....Screened
N....Stock Certificate
O....No Stock Certificate
P....220V
Q....Wheels

*WATERFRONT (5)

- A....Intracoastal
B....Oceanfront
C....Interior Canal
D....Lagoon
E....Lake
F....Mangrove
G....Bay
H....Creek
I....Pond
J....River
K....Fixed Bridges
L....No Fixed Bridges
M....Navigable
N....Seawall
O....Riprap
P....Pointlot
Q....Ocean Access
R....One Bridge
S....Canal Width 121+
T....Canal Width 1-80
U....Canal Width 81-120
V....None

VIEW (5)

- A....Golf
B....Ocean
C....Intracoastal
D....River
E....Pond
F....Lagoon
G....Lake
H....Bay
I....Canal
J....Pool
K....Tennis
L....Clubhouse
M....Garden
N....City
O....Other

PRIVATE POOL (8)

- A....Inground
B....Above Ground
C....Gunite
D....Fiberglass
E....Vinyl Lined
F....Freeform
G....Screened
H....Heated
I....Solar Heat
J....Child Gate
K....Equip Included
L....Autoclean
M....Spa
N....Indoor
O....Heater Lease

LOT DESC (8)

- A....< 1/4 Acre
B....1/4 to < 1/2 acre
C....1/2 to < 1 Acre
D....1 to < 2 Acres
E....2 to < 3 Acres
F....3 to < 5 Acres
G....5 to 10 Acres
H....11 to 25 Acres
I....26 to 50 Acres
J....50+ Acres
K....Corner Lot
L....Interior Lot
M....Cul-De-Sac
N....Zero Lot
O....Irregular Lot
P....Sidewalks
Q....Golf Front
R....Treed Lot
S....Freeway Access
T....Flood Zone
U....Public Road
V....Private Road
W....Paved Road
X....Shell Rock Road
Y....Dirt Road
Z....Air Strip

EXTER FEAT (12)

- A....Covered Patio
B....Open Patio
C....Screened Patio
D....Deck
E....Covered Balcony
F....Open Balcony
G....Screened Balcony
H....Auto Sprinkler
I....Manual Sprinkler
J....Well Sprinkler
K....Lake/Canal Sprinkler
L....Zoned Sprinkler
M....Shed
N....Fence
O....Stable
P....Built in Grill
Q....Awning
R....Exterior W/D Hookup
S....Shutters
T....Cabana
U....Fruit Tree
V....Hangar
W....Extra Building
X....Outdoor Shower
Y....Tennis Court
Z....Utility Barn
1....None

*INTER FEAT (17)

- A....Cathed/Vault Ceilings
B....Volume Ceiling
C....Split Bedrooms
D....Stack Bedrooms
E....Roman Tub
F....Walk-in Closet
G....Built-in Shelves
H....Cook Island
I....Dome Kitchen
J....Pantry
K....Foyer
L....Bar
M....Wet Bar
N....French Door
O....Closet Cabinets
P....Fireplace
Q....Custom Mirror
R....W/D Hookup
S....Laundry Tub
T....Pull Down Stair
U....Ski/light
V....Elevator
W....Fire Sprinkler
X....Walt Wise
Y....Upstairs Living Area
Z....Entry Level Living Area
1....Handicap Access
2....Wheelchair
3....None

*MST BR/BATH (7)

- A....Combo Tub/Shower
B....Separate Shower
C....Separate Tub
D....Spa Tub & Shower
E....Whirlpool Spa
F....Dual Sinks
G....Bidet
H....2 Master Baths
I....Master Bedrm Ground
J....Master Bedrm Sitting
K....Master Bedrm Upstairs
L....None

*FURNISHED (2)

- A....Unfurnished
B....Furnished Only
C....Furniture - Negotiable
D....Partially Furnished
E....Turnkey

*ROOMS (8)

- A....Family
B....Florida
C....Great
D....Utility-Laundry
E....Den
F....Maid/In-Law
G....Loft
H....Cottage
I....Convertible Bedroom
J....Atrium
K....Attic
L....Cabana Bath
M....Garage Apartment
N....Garage-Converted
O....Storage
P....Studio Bedroom
Q....Recreation
R....Media
S....Workshop
T....Glass Porch
U....None

PARKING (7)

- A....Attached Carport
B....Attached Garage
C....Detached Carport
D....Detached Garage
E....Bldg Garage
F....Assigned
G....2+ Spaces
H....Driveway
I....Circular Drive
J....Decorative Drive
K....Covered
L....Under Building
M....Street
N....Guest
O....Open
P....Deeded
Q....RV / Boat
R....Golf Cart
S....Slab Strip
T....Special Purchase
U....Special Rent
V....Unpaved

*SUBDV INF (17)

- A....Pool
B....Golf Course
C....Beating
D....Tennis
E....Bike/Jog
F....Horse Trails
G....Clubhouse
H....Basketball
I....Elevator
J....Lobby
K....Exercise Room
L....Extra Storage
M....Common Laundry
N....Community Room
O....Game Room
P....Library
Q....Sauna
R....Shuffleboard
S....Spa-Hot Tub
T....Trash Chute
U....Picnic Area
V....Sidewalk
W....Bike Storage
X....Billiards
Y....Business Center
Z....Cabana
1....Courtesy Bus
2....Beach Club Available
3....Private Beach Pavilion
4....Manager on Site
5....Play Area
6....Workshop
7....Horses Permitted
8....Whirlpool
9....None

MAINT FEE INCL (12)

- A....Common Area
B....Maintenance-Exterior
C....Maintenance-Interior
D....Lawn Care
E....Common R.E. Tax
F....Pest Control
G....Pool Service
H....Trash Removal
I....Parking
J....Security
K....Roof Maintenance
L....Manager
M....Insurance-Bldg
N....Insurance-Interior
O....Insurance Other
P....AC Maintenance
Q....Master Antenna/TV
R....Cable
S....Golf
T....Elevator
U....Laundry Facilities
V....Management Fees
W....Legal/Accounting
X....Assessment Fee
Y....Impact Fee
Z....Electric
1....Janitor
2....Fidelity Bond
3....Hot Water
4....Recreational Facilities
5....Reserve Funds
6....Sewer
7....Water
8....Water Treatment
9....None

*RESTRICT (8)

- A....Adult 55+
B....Adult 62+
C....Buyer Approval
D....Tenant Approval
E....Income Required
F....No Lease
G....Lease OK
H....Lease OK with Restrict
I....No Lease 1st Year
J....Pet Restrictions
K....No Pets
L....1 Pet
M....Up to 2 Pets
N....Up to 3 Pets
O....3+ Pets
P....< 20 lb Pet
Q....21 to 30 lb Pet
R....31 to 40 lb Pet
S....41 to 50 lb Pet
T....50+ lb Pet
U....No Truck / RV
V....Limited # Vehicles
W....No Corporate Buyers
X....Daily Rent
Y....Other
Z....None

SECURITY (5)

- A....Burglar Alarm
B....Security Syst Leased
C....Security Syst Owned
D....Molton Detector
E....Entry Card
F....Entry Phone
G....Gate - Manned
H....Gate - Unmanned
I....Security Patrol
J....Private Guard
K....Doorman
L....Lobby
M....TV Camera
N....Security Light
O....Fence
P....Wall
Q....None

MEMBERSHPS (3)

- A....Club Membership Req'd
B....Equity Purchase Req'd
C....Golf Equity Available
D....Golf Equity Included
E....Bike Purchase
F....Other Membership Avail
G....Other Membership Incl
H....Tennis Membership Avail
I....Tennis Membership Incl

*FLOORING (4)

- A....Carpet
B....Ceramic Tile
C....Vinyl Tile
D....Linoleum
E....Parquet
F....Terrazzo
G....Wood
H....Marble
I....Slate
J....Concrete
K....Other

*HEATING (5)

- A....Central
B....Window/Wall
C....Wind Furnace
D....Central Building
E....Central Individual
F....Zoned
G....No Heat
H....Electric
I....Gas
J....Solar
K....Radiant
L....Oil
M....Heat Strip
N....Heat Pump-Reverse
O....Space
P....Other

*COOLING (3)

- A....Central
B....Wall-Win A/C
C....Central Building
D....Central Individual
E....Zoned
F....Attic Fan
G....Ceiling Fan
H....Gas
I....Electric
J....Reverse Cycle
K....Exhaust
L....Humidistat
M....Air Purifier
N....Paddle Fans
O....Ridge Vent
P....Thermal Fan
Q....Other
R....None

*EQUIP/APPL INC (17)

- A....Washer
B....Dryer
C....Refrigerator
D....Range
E....Dishwasher
F....Electric Water Heater
G....Gas Water Heater
H....Solar Water Heater
I....Disposal
J....Ice Maker
K....Microwave
L....Smoke Detector
M....Intercom
N....Auto Garage Door
O....Water Softener Owned
P....Water Softener Rented
Q....Freezer
R....Fire Alarm
S....Compactor
T....Central Vacuum
U....Satellite Dish
V....TV Antenna
W....Gas Lease
X....Purifier
Y....Wall Oven
Z....None

DINING AREA (4)

- A....Formal
B....Dining-Living
C....Eat-In Kitchen
D....Dining-Family
E....Breakfast Area
F....Dining-Florida
G....Snack Bar

ROOF (4)

- A....Concrete Tile
B....Comp. Shingle
C....Wood Shake
D....S-Tile
E....Barrel
F....Mixed
G....Mansard
H....Tar Gravel
I....Metal
J....Built-Up
K....Aluminum
L....Bahama
M....Fiberglass
N....Manufactured
O....Rolled
P....Roofover
Q....Slate
R....Wood Truss/Raft
S....Wood Joist
T....Steel Joist
U....Pre-Stressed
V....Other

GUEST HOUSE (5)

- A....2 Bedrooms
B....1 Bedroom
C....Efficiency
D....2 Baths
E....1 Bath
F....Living Room
G....Kitchen
H....Patio
I....Screened Porch
J....Garage
K....Carport

BOAT SRVCS (10)

- A....Private Dock
B....Common Dock
C....Dock Available
D....0 to 20 Ft Boat
E....21 to 30 Ft Boat
F....31 to 40 Ft Boat
G....41 to 50 Ft Boat
H....51 to 60 Ft Boat
I....61 to 70 Ft Boat
J....71 to 80 Ft Boat
K....81 to 90 Ft Boat
L....91 to 100 Ft Boat
M....101+ Ft Boat
N....Lift
O....Hoist / Davit
P....Boathouse
Q....Electric Available
R....Water Available
S....Fuel
T....Marina
U....Yacht Club
V....Attended
W....Full Service
X....Restroom
Y....Sew Pump Avail
Z....Subject to Lease
1....Overnight
2....Live Aboard
3....Parking
4....Boat Lock

Seller Signature

Seller Signature

Seller Signature

Seller Signature

Seller Signature

Seller Signature

*TERMS CONS (5)

- A....Cash
B....Conventional
C....FHA-VA
D....FHA-VA Approval
E....Seller Pay Closing Csts
F....Assumable Non Qual
G....Assumable with Qual
H....Owner
I....Owner 2nd
J....Lease Option
K....Lease Purchase
L....Contract for Deed
M....Exchange
N....Will Rent
O....Other

*UTILITIES (6)

- A....3-Phase Electric
B....Electric Available
C....No Electric
D....Public Water
E....Well Water
F....Water Available
G....Public Sewer
H....Septic
I....Cable
J....Gas, Bottled
K....Gas, Natural
L....Lift
M....Underground
N....No Telephone
O....Lake Worth Drain Dist
P....None

WINDOW/TREAT (10)

- A....Bay Window
B....Casement
C....Jalousie
D....Single Hung
E....Double Hung
F....Picture
G....Sliding
H....Arched
I....Awning
J....Plantation Shutters
K....Solar Tinted
L....Thermal
M....Blinds
N....Drapes
O....Verticals
P....Electric Shutters

SPECIAL INFO (6)

- A....Sold As-Is
B....Handyman
C....Home Warranty
D....Bank Owned
E....Foreclosure
F....Owner Agent
G....Corporate Owned
H....Institution Owned
I....Foreign Seller
J....Disclosure
K....Deed Restrictions
L....Title Insurance
M....Patio
N....Abstract
O....Non-Conforming Use
P....Any Broker Advertise

*TAXES (4)

- A....County Only
B....City / County
C....Land Only
D....Homestead
E....Widow Exemption
F....Disabled Exemption
G....Agricultural Exemption
H....Other Exemption

*POSSESSION (2)

- A....At Closing
B....Funding
C....Before Closing
D....Quick Closing
E....Long Closing
F....Subject to Lease
G....Negotiable

PHOTOS

- A....1 Take (Digital - no fee)
B....2 Takes (Digital - fee)
C....1 Glossy (Print - fee)
D....2 Glossy (Print - fee)
E....Appointment (Fee)

*SHOWING INSTR (3)

- A....Lockbox - Call LO
B....Electric Lockbox - Show
C....Call LO
D....Appointment Only
E....Call Owner
F....Call Tenant
G....24 Hr Notice
H....Courtesy Key
I....Vacant
J....Owner Occupied
K....Tenant Occupied
L....Pet on Premises
M....Key in LO
N....Keysafe
O....LA - Accompany
P....LO - Accompany
Q....Notify Guard
R....Call LA

Date

Date

PUBLIC REMARKS:

BROKER REMARKS:

INTERNAL OFFICE REMARKS:

SELLER: _____

SELLER: _____

AGENT: _____