

Property Disclosure Statement

Property Address: 54 Regal Ct, Babson Park, FL

Sellers Name Estate of Brian Kazin

The following is a disclosure and evaluation of the above property. However, it does not warrant or guarantee as to the condition of the said property.

Title and Access:

1. Did you have or purchase title insurance on the property when you bought? Yes No. If yes, do you have the policy? Yes No. UNKNOWN
2. Do you have a mortgage on the property? X Yes No. Who with? USAA - NATIONSTAR
3. Do you know of existing, pending or potential legal actions and/or liens concerning the property? Yes X No. If so, explain. _____
4. do you know of any encroachments, boundary disputes or third party claims affecting the property? Yes X No. If so, explain. _____
5. Are you aware of any condition that could affect the value or desirability of the property? Yes X No. If so, explain. _____

Land:

1. Do you have a survey of the property? Yes X No.
2. Do you know of any past or present settling or soil movement problems on the property or on adjacent properties? Yes X No. If so, explain. _____
3. Do you know of any past or present drainage or flood problems on the property or adjacent properties? Yes X No. If so, explain. _____
4. Are you aware of any past or present problems with driveways, walkways, patio, seawalls, retaining walls, on you property or adjacent properties due to drainage, flooding or soil movements? Yes X No. If so, explain. _____
5. Is the property in a designated flood zone? Yes X No.
6. Are you aware of the past or present use of any underground storage tanks for petroleum or other products, or spills of petroleum products or other toxic chemical on the property? Yes X No. If so, explain. _____

Structural Disclosures:

1. Are you aware of any structural condition that could affect the value or desirability of the property? Yes X No. If so, explain. _____

Roof, Gutters, Downspouts:

1. Has the roof ever leaked since you owned the property? Yes No. If so, what has been done to UNKNOWN correct the problem? _____
2. How old is the present roof? _____ Has the roof been replaced? If so, does it have a warranty? _____ Is the warranty transferable? _____ UNKNOWN
3. Are you aware of any other roof defects? Yes X No. If so, explain. _____

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Plumbing System:

1. Source of water supply: _____ City, ☒ County, _____ Private well, _____ Other. If well water, when was water sample last checked for safety: _____. Results of test _____.
2. _____ Sewer or _____ Septic system. If septic, have you had or know of any problems?

3. Are there any plumbing leaks around and under sinks, toilets, showers, bathtubs, and lavatories? ____ Yes
☒ No. If so, explain. _____

Pools, Etc.

1. When was the pool installed? Oct. 2017
2. Is the pool _____ Marcited, _____ Painted, _____ Vinyl?
3. _____ above ground, ☒ in the ground?
4. Age of the pump? 1 month
5. Pool Heater? Yes Type: Solar
6. Pool sweep: _____ yes, ☒ no. Hot tub: _____ yes, ☒ no. _____ gas _____ electric?

Electrical system:

1. _____ Electric Heating _____ heat pump, _____ fuel oil, _____ gas
2. Other: _____
3. Water Heater: _____ electric, _____ gas, _____ solar, _____ leased or rented?
4. Electric garage door opener? ☒ yes, _____ no, _____ number of transmitters? 3
5. Burglar alarm system _____ owned, _____ leased. Name of security company _____
6. Smoke detectors: ☒ yes, _____ no. How many? _____ In good working condition?

7. Lawn sprinklers: ☒ yes, _____ no, Automatic timer? YES Separate irrigation well or meter?
☒ yes, _____ no.
8. Water filters and soften system? _____, Is it working properly? ____ yes,
____ no, _____ rented, _____ owned? What company services it? _____.
9. Are you aware of any heating, air conditioning or other equipment conditions that could affect the value or desirability of the property: ____ Yes ☒ No. If so, explain. _____

Built in Appliances:

1. Are you aware of any built in appliances that are in need of repair or replacement? ____ Yes ☒ No. If so, explain. _____
2. Other appliances to be included with real estate: _____ x _____ free standing oven/range, _____ TV antenna, _____ satellite dish, _____ x _____ dish washer _____ x _____ central vac

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Ownership:

1. Are you a builder, developer or licensed real estate agent? ____ Yes X No. If so, explain. _____
2. Have all of the persons on the title signed the listing agreement? ____ yea, ____ no
3. Please list all persons on the title who are not U.S. citizens.

4. Are you relocating to another city or state? ____ yes, X no.
5. Is there a homeowners association? ____ yes, X no. Do you have a copy of the documents? ____ yes, ____ no, What are the annual dues? _____
6. Are you aware of anything else that you should disclose to a prospective purchaser? ____ Yes X No. If so, explain. _____

The foregoing answers and explanations are true and complete to the best of my/our knowledge. This statement has been prepared to assist prospective purchasers to evaluate the property. This statement is not meant to be warranty or guaranty as to the condition of the property. I/we hereby authorize the listing broker in this transaction to disclose the information in this statement to other brokers, agents, and prospective purchasers of the property. If any condition contained in this statement changes from this date, I/we will notify the listing broker.

Seller:

Date:

Mark Kazin

4/9/21

Seller:

Listing Agent:

I/we acknowledge receipt of this property disclosure statement, including additional explanation, if any attached hereto. I/we acknowledge that this property condition disclosure reflects the present knowledge and belief of the seller(s) with respect to the physical condition of the premises. The following are representatives made by the seller(s) and are NOT the representations of the agent(s). This statement is not intended to be a warranty or guaranty of the physical condition of the premises. I/we acknowledge that we have been advised by the real estate agent/broker that I may obtain an independent professional inspection to verify the condition of the property, any problems or potential problems that may exist with respect thereto and estimated cost of curing them. (Said inspection must be performed prior to any public auction of the property.)

Purchaser:

Date:

Purchaser:

Selling Agent:

Additional comments: