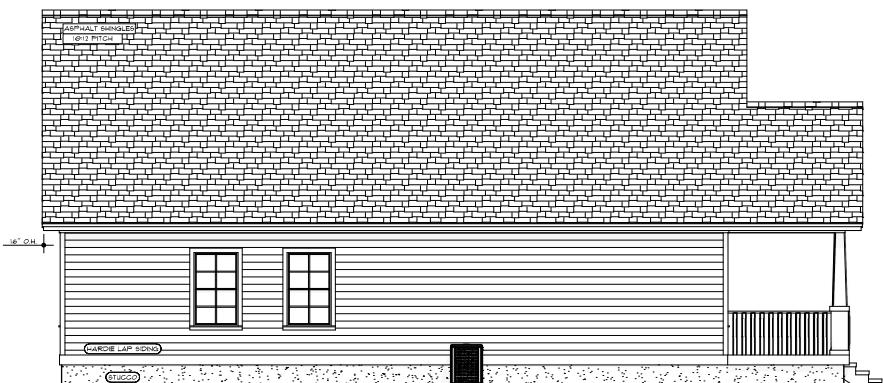
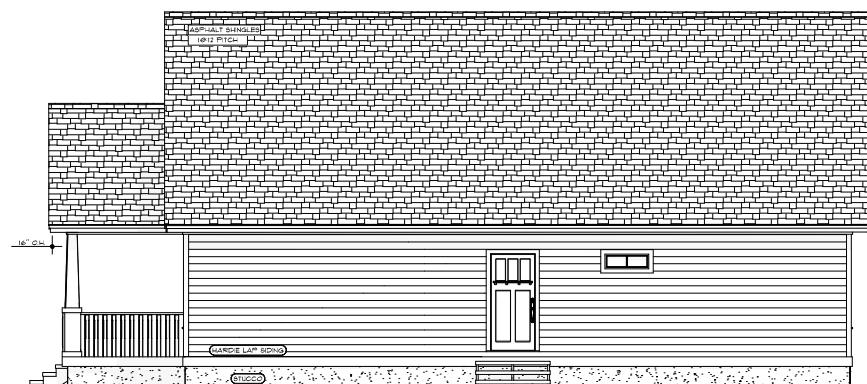




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



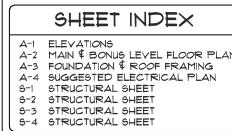
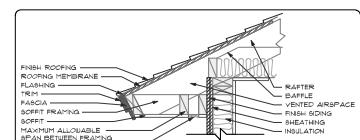
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



ALL DRAWINGS ARE BEING MADE AS A PREPARATION OF THIS PLAN TO AVOID MISTAKES. THE PREPARED CANNOT GUARANTEE AGAINST HUMAN ERROR. THE DRAWINGS ARE THE PROPERTY OF THE OWNER. CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY. THE PREPARED IS NOT RESPONSIBLE FOR ACCURACY OF THE DRAWINGS. THE CONSTRUCTION, AND BE RESPONSIBLE FOR THIS SAME.

SHEET NUMBER

A-1

A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 22 E POINT WASHINGTON RD
ELEVATIONS

WALTON COUNTY



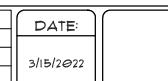
WESTERRIRA DEVELOPMENT, INC.
PLAN SERVICES
437 NORTH WILSON STREET,
CRESTVIEW, FL 32536
PHONE: (860) 682-6321
EMAIL: OFFICER@WESTERRIRADEV.COM

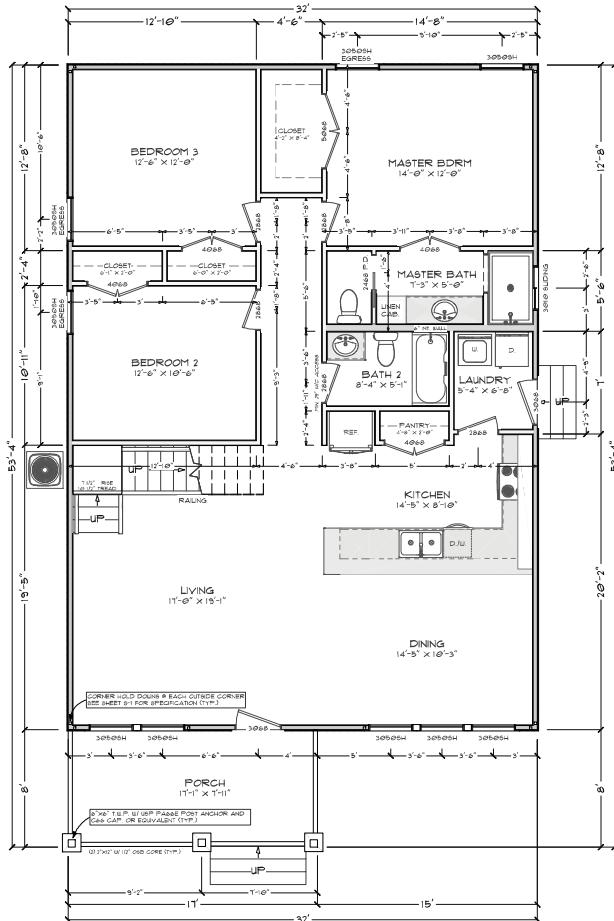
DAYSIDE ENGINEERING & CONSULTING, LLC
15 GRANDVIEW DR.
SARASOTA, FL 34279
EMAIL: JOE@DAYSIDE.COM



SCALE
DRAWN
CHECKED
PROJECT NO
CAD FILE
1/4" = 1'-0"
B.J.P., MDC
JOE BASS
22590-04
22590-04.PLAN

DATE
REVISION
DATE
3/15/2022

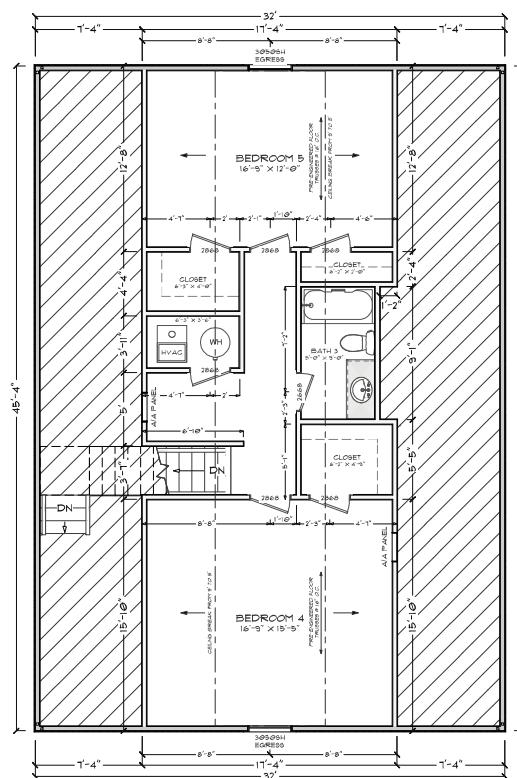




MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

CEILING HEIGHT SHALL BE 9', UNLESS
OTHERWISE NOTED

2" X 4" EXTERIOR WALLS



BONUS LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

CEILING HEIGHT SHALL BE 9', UNLESS
OTHERWISE NOTED

2" X 4" EXTERIOR WALLS

AREA CALCULATIONS

MAIN LEVEL LIVING AREA	1,455 S.F.
BONUS LEVEL LIVING AREA	151 S.F.
TOTAL LIVING AREA	2,212 S.F.
FRONT PORCH	146 S.F.
TOTAL COVERED	2,358 S.F.

NOTE: BURN-IN STUFFING HAS BEEN INCLUDED IN THE
PREPARATION OF THIS PLAN TO AVOID MISTAKES THE
PREPARED CAN NOT GUARANTEE AGAINST HUMAN
ERROR. THE CONTRACTOR IS THE ONE WHO IS RESPONSIBLE
TO CHECK ALL DIMENSIONS AND OTHER DETAILS FOR
ACCURACY. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION
AND BE RESPONSIBLE FOR THIS SAME.

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FRAMING. DIMENSIONS OF
OPENINGS ARE TO CENTER OF ROUGH OPENING.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS
RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH
OPENINGS).
3. INTERIOR & EXTERIOR WHICH SUPPORT FLOOR TRUSSES
MUST HAVE SOLID BLOCKING INSTALLED AT MID HEIGHT.

SHEET NUMBER

A-2

A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 22 E POINT WASHINGTON RD
MAIN & BONUS LEVEL FLOOR PLAN

WALTON COUNTY

FLORIDA



WESTERRA DEVELOPMENT, INC.
PLAN SERVICES
437 NORTH WILSON STREET
CRESTVIEW, FL 32536
PHONE: (860) 692-6321
EMAIL: OFFICER@WESTERRADEV.COM

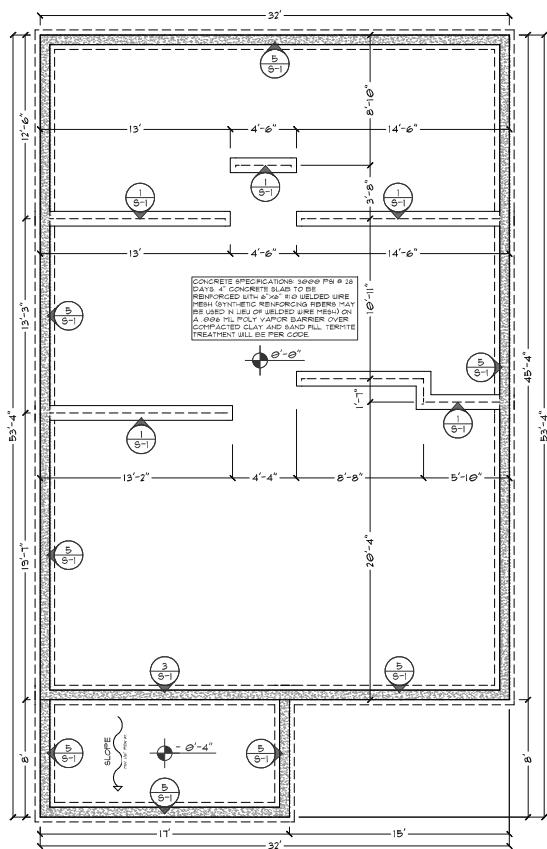
DAYSIDE ENGINEERING & CONSULTING, LLC
15 GRANDVIEW DR.
SHALimar, FL 32575
EMAIL: JDS@DAYSIDE.COM

GENERAL NOTES:
THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT.
THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
WORK SHALL NOT BE STARTED UNTIL THE CONTRACTOR HAS RECEIVED THE SAME. THE SAME DAY. SMALL WORK, THAT IS,
DETAILED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES AND LOCAL CODES.
CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR
BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING
PROJECT.

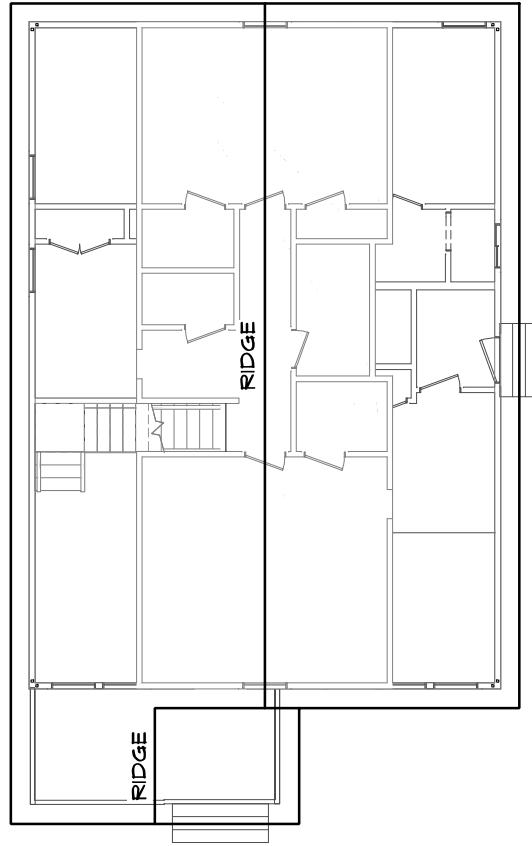


1/4" = 1'-0"
DRAWN BY: B.J.P., MDC
CHECKED BY: JOE BASS
PROJECT NO: 22590-04
CAD FILE: 22590-04.PLAN

DATE:
REVISION:
DATE:
3/15/2022



FOUNDATION PLAN



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
THE ROOF WILL BE CONSTRUCTED WITH PRE-ENGINEERED TRUSSES. THE TRUSSES SHALL BE DESIGNED AND THE TRUSS DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER WHO IS LICENSED IN THE STATE OF FLORIDA. THE TRUSSES SHALL BE DESIGNED FOR A 150 MPH. WIND SPEED (ULTIMATE).

NOTE:
THE ROOF WILL BE CONSTRUCTED WITH PRE-ENGINEERED
TUBULAR RULERS. SHELL VERIFY WITH THE TRUSS DESIGNER
LOCATION OF ANY ADDITIONAL INTERIOR LOAD BEARING
FOOTINGS. ALL INTERIOR TRUSS LOADS SHALL BEAR
DIRECTLY ON INTERIOR GRADE BEAMS AS SHOWN ON
SHEET 5-1 VIA WALLS, COLUMNS, OR OTHER STRUCTURAL
MEMBERS.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE PREPARER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS AND OTHER DETAILS FOR ACCURACY BEFORE AND DURING CONSTRUCTION, AND BE RESPONSIBLE FOR THE SAME.

SHEET NUMBER

A-3

**A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 22 E POINT WASHINGTON RD
FOUNDATION & ROOF FRAMING**

WALTON COUNTY

EL GRIB



WESTERRA DEVELOPMENT, INC.
PLAN SERVICES

BAYSIDE ENGINEERING
& CONSULTING, LLC
15 GRANDVIEW DR.
SHAUMA, FL 32579
PHONE: (863) 582-7265
FAX: (863) 582-7267

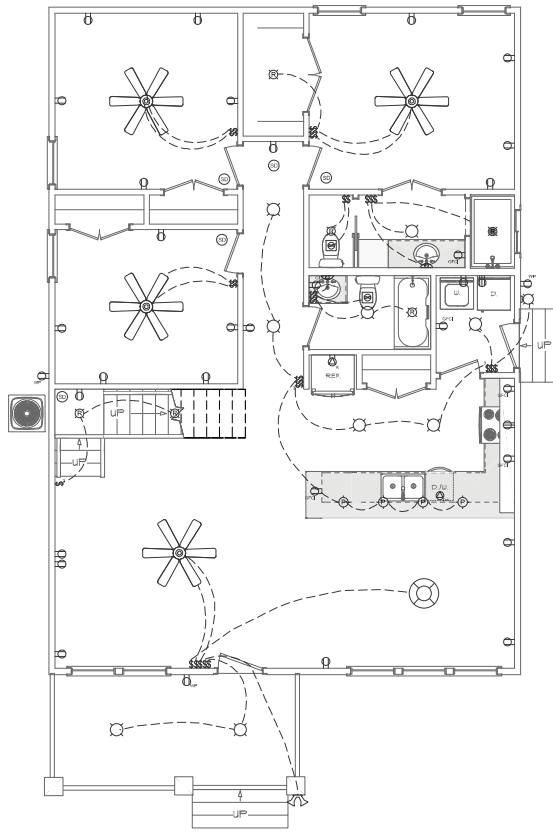


SCALE: 1/4" = 1'-0"
 DRAWN: BJP, MDC
 CHECKED: JOE BASS
 PROJECT NO: 22590.04
 CAD FILE: 22590.04.PLAN

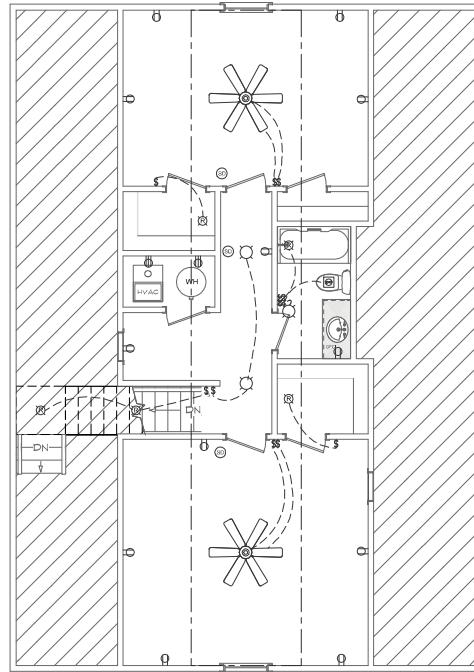
DATE	R

VISION

DATE:



MAIN LEVEL ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



BONUS LEVEL ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

While every attempt has been made to insure the preparation of this plan to avoid mistakes, the preparer cannot guarantee against human error. The user of the plan is responsible for checking all dimensions and other details for accuracy and to insure safe construction, and be responsible for the same.

SHEET NUMBER

A-4

A NEW PLAN FOR:
S.H.S. CONTRACTING SERVICES, LLC
LOT 22 E POINT WASHINGTON RD
SUGGESTED ELECTRICAL PLAN

WALTON COUNTY



WESTERRA DEVELOPMENT, INC.
PLAN SERVICES
437 NORTH WILSON STREET,
CRESTVIEW, FL 32536
PHONE: (860) 682-6321
EMAIL: OFFICER@WESTERRADEV.COM

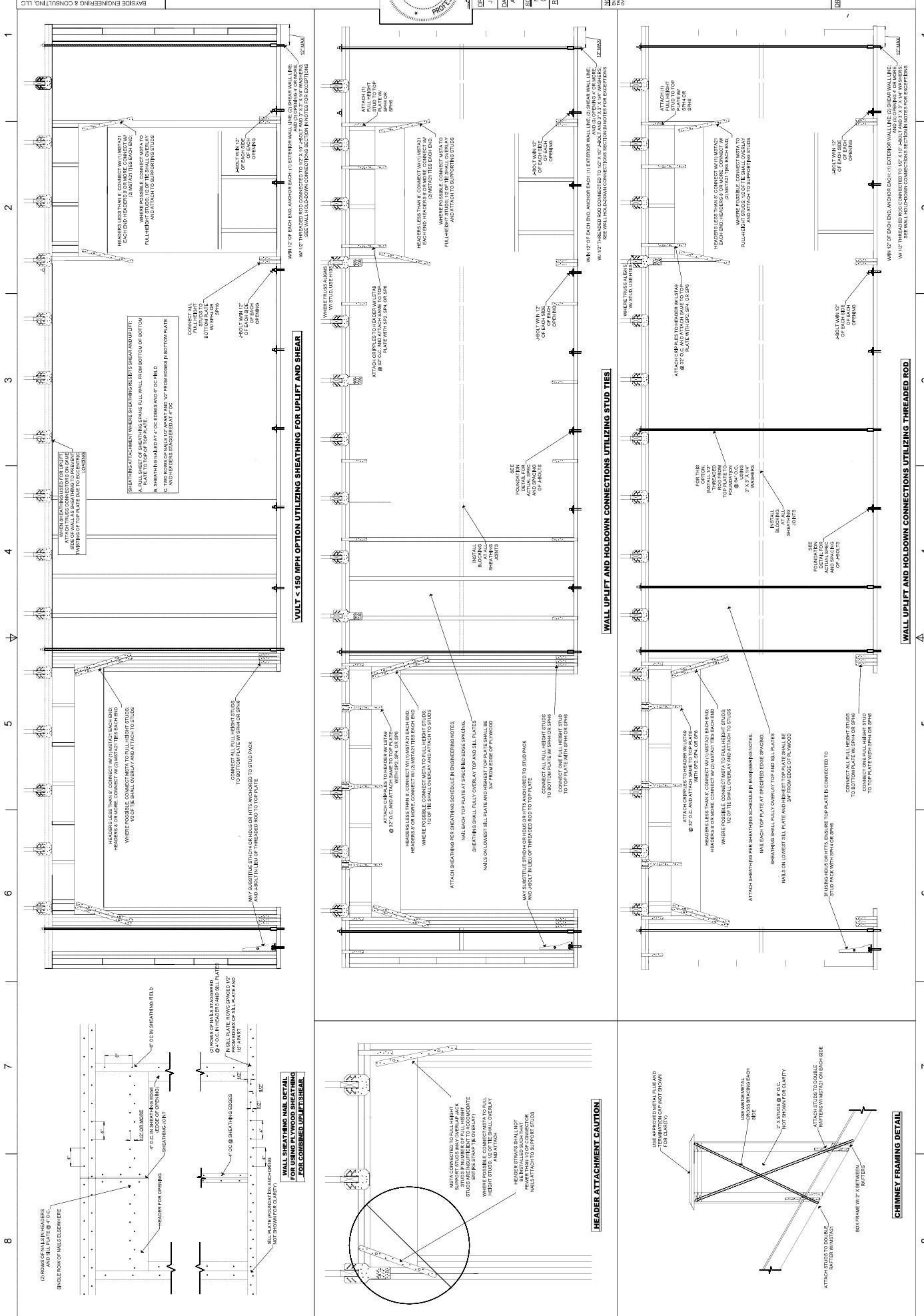
DAYSIDE ENGINEERING & CONSULTING, LLC
16 GRANDVIEW DR.
SARASOTA, FL 34279
EMAIL: JOE@DAYSIDE.COM

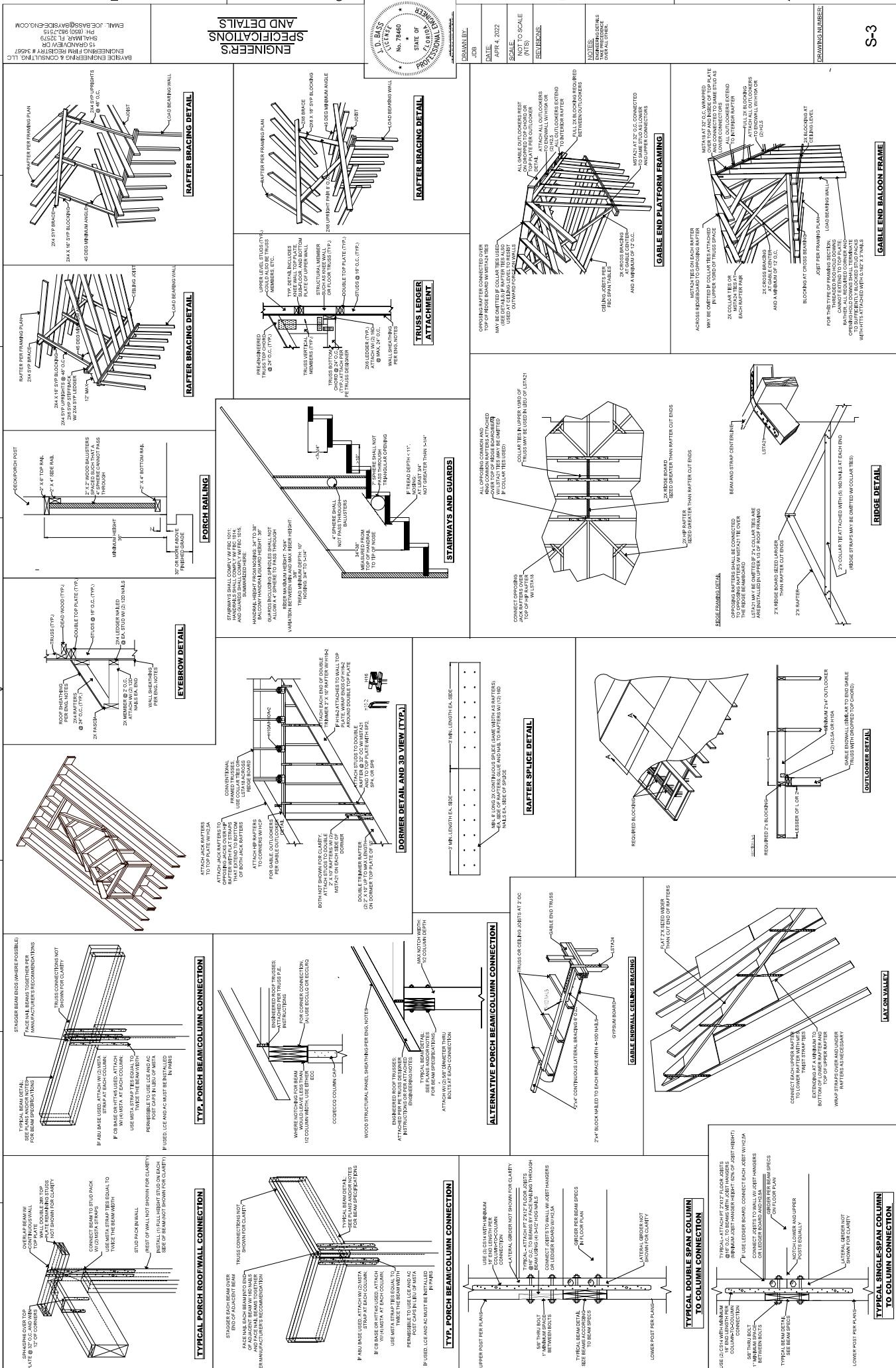


SCALE
DRAWN
CHECKED
PROJECT NO
CAD FILE
1/4" = 1'-0"
B/P, MDC
JOE BASS
22590-04
22590-04.PLAN

DATE
REVISION
DATE
3/15/2022

DATE
3/15/2022





Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, S.H.S. CONTRACTING LLC _____, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: Lot 21 & 22 E Point Washington Rd Santa Rosa Beach, FL 32459 _____

Seller, please check the applicable box in paragraphs (1) and (2) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller has has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (2) Seller has has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller: _____ Date: _____
Seller: _____ Date: _____

Copy provided to Buyer on _____ by email facsimile mail personal delivery.



Exclusive Right of Sale Listing Agreement

1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
 2 S.H.S. CONTRACTING LLC ("Seller")
 3 and brokerage Keller Williams - Destin ("Broker").

4 **1. Authority to Sell Property:** **Seller** gives **Broker** the EXCLUSIVE RIGHT TO SELL the real and personal
 5 property (collectively "Property") described below, at the price and terms described below, beginning
 6 05/12/2025 and terminating at 11:59 p.m. on 01/31/2026 ("Termination Date"). Upon
 7 full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will
 8 automatically extend through the date of the actual closing of the sales contract. **Seller** and **Broker** acknowledge
 9 that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race,
 10 color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local
 11 law. **Seller** certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

12 **2. Description of Property:**

13 (a) **Street Address:** Lot 21 E Point Washington Rd Santa Rosa Beach, FL 32459

14 _____
 15 Legal Description: Lot 21 BLK 52 Magnolia Beach S/D PB 2-1 or 3353-3208 or 3353-3204

16 _____ See Attachment 27-2S-19-24140-052-0210

17 (b) **Personal Property, including appliances:** _____

18 _____ See Attachment _____

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

21 **3. Price and Terms:** The property is offered for sale on the following terms or on other terms acceptable to **Seller**:

22 (a) **Price:** \$879000
 23 (b) **Financing Terms:** Cash Conventional VA FHA Other (specify) DSCR

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

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

29 Lender approval of assumption is required is not required unknown. **Notice to Seller:** (1) You may
 30 remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your
 31 lender to determine the extent of your liability. **Seller** will ensure that all mortgage payments and required
 32 escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing.
 33 (2) Extensive regulations affect **Seller** financed transactions. It is beyond the scope of a real estate licensee's
 34 authority to determine whether the terms of your **Seller** financing agreement comply with all applicable laws or
 35 whether you must be registered and/or licensed as a loan originator before offering **Seller** financing. You are
 36 advised to consult with a legal or mortgage professional to make this determination.

37 (c) **Seller Expenses:** **Seller** will pay mortgage discount, other closing costs, or concessions not to exceed
 38 \$ _____, and any other expenses **Seller** agrees to pay in connection with a transaction.

39 **4. Broker Obligations:** **Broker** agrees to make diligent and continued efforts to sell the Property in accordance with
 40 this Agreement until a sales contract is pending on the Property. This includes, except when not in **Seller's** best
 41 interests, cooperating and communicating with other brokers and making the property available for showings.

42 **5. Multiple Listing Service:** Placing the Property in a multiple listing service (the "MLS") is beneficial to **Seller**
 43 because the Property will be exposed to a large number of potential buyers. As a MLS participant, **Broker** is
 44 obligated to enter the Property into the MLS within one (1) business day of marketing the Property to the public
 45 (see Paragraph 6(a)) or as necessary to comply with local MLS rule(s). This listing will be published accordingly in
 46 the MLS unless **Seller** directs **Broker** otherwise in writing. (See paragraph 6(b)(i)). **Seller** authorizes **Broker** to
 47 report to the MLS this listing information and price, terms, and financing information on any resulting sale for use

Seller   and Broker/Authorized Associate   acknowledge receipt of a copy of this page, which is Page 1 of 6.
 The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via
 any field in the Multiple Listing Service.

48 by authorized Board / Association members and MLS participants and subscribers unless **Seller** directs **Broker**
 49 otherwise in writing.

50 **6. Broker Authority:** **Seller** authorizes **Broker** to:

51 (a) Market the Property to the Public (unless limited in Paragraph 6(b)(i) below):
 52 (i) Public marketing includes, but is not limited to, flyers, yard signs, digital marketing on public facing
 53 websites, brokerage website displays (i.e. IDX or VOW), email blasts, multi-brokerage listing sharing
 54 networks and applications available to the general public.
 55 (ii) **Public marketing also includes marketing the Property to real estate agents outside Broker's**
 56 **office.**
 57 (iii) Place appropriate transaction signs on the Property, except if Paragraph 6(b)(i) is checked below.
 58 (iv) Use **Seller's** name in connection with marketing or advertising the Property.
 59 Display the Property on the Internet except the street address.

60 (b) Not Publicly Market to the Public/Seller Opt-Out:
 61 (i.) **Seller** does not authorize **Broker** to display the Property on the MLS.
 62 (ii.) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), a For Sale will not be placed
 63 upon the Property and
 64 (iii.) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), **Broker** will be limited to
 65 marketing the Property only to agents within **Broker's** office.

66  /  **Initials of Seller**

67 (c) Obtain information relating to the present mortgage(s) on the Property.
 68 (d) Provide objective comparative market analysis information to potential buyers.
 69 (e) **(Check if applicable)** Use a lock box system to show and access the Property. A lock box does not
 70 ensure the Property's security. **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock
 71 box is for **Seller's** benefit and releases **Broker**, persons working through **Broker**, and **Broker's** local Realtor
 72 Board / Association from all liability and responsibility in connection with any damage or loss that occurs.
 73 Withhold verbal offers. Withhold all offers once **Seller** accepts a sales contract for the Property.
 74 (f) Act as a single agent of **Seller** with consent to transition to transaction broker.
 75 (g) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These
 76 websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or
 77 reviews and comments about a property may be displayed in conjunction with a property on some VOWs.
 78 Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews
 79 about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or
 80 comments and reviews about this Property.
 81 **Seller** does not authorize an automated estimate of the market value of the listing (or a hyperlink to such
 82 estimate) to be displayed in immediate conjunction with the listing of this Property.
 83 **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or
 84 display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

85 **7. Seller Obligations:** In consideration of **Broker's** obligations, **Seller** agrees to:

86 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to
 87 **Broker** all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.
 88 (b) Recognize **Broker** may be subject to additional MLS obligations and potential penalties for failure to comply
 89 with them.
 90 (c) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during
 91 reasonable times.
 92 (d) Inform **Broker** before leasing, mortgaging, or otherwise encumbering the Property.
 93 (e) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature,
 94 including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's**
 95 negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; or (3) the
 96 existence of undisclosed material facts about the Property.
 97 (f) Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).
 98 (g) Make all legally required disclosures, including all facts that materially affect the Property's value and are not
 99 readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such
 100 material facts (local government building code violations, unobservable defects, etc.) other than the following:

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

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

Seller   and Broker/Authorized Associate   acknowledge receipt of a copy of this page, which is Page 2 of 6.
 The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.

105 **8. Compensation:** **Seller** will compensate **Broker** as specified below if a buyer is procured who is ready, willing,
 106 and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other
 107 terms acceptable to **Seller**. **Seller** will pay **Broker** as follows:
 108 (a) _____ % of the total purchase price plus \$_____ OR \$_____ no
 109 later than the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's**
 110 fee being earned.
 111 (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is
 112 exercised, **Seller** will pay **Broker** the Paragraph 8(a) fee, less the amount **Broker** received under this
 113 subparagraph.
 114 (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or
 115 agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a
 116 contract granting an exclusive right to lease the Property.
 117 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by
 118 sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether
 119 the buyer is secured by **Seller**, **Broker**, or any other person. (2) If **Seller** refuses or fails to sign an offer at the
 120 price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to
 121 cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection Period"),
 122 **Seller** transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom
 123 **Seller**, **Broker**, or any real estate licensee communicated regarding the Property before Termination Date.
 124 However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another
 125 broker.
 126 (e) **Retained Deposits:** As consideration for **Broker's** services, **Broker** is entitled to receive _____ % of all
 127 deposits that **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the
 128 Paragraph 8(a) fee.
 129 (f) **Brokerage commissions are not set by law and are fully negotiable.**

130 **9. Notice to Seller Regarding Buyer Brokers:** The buyer's broker, even if compensated by **Seller** or **Broker**, will
 131 provide services for the buyer. **Seller** is advised and is aware that **Seller** may, but is not required to, compensate a
 132 buyer's broker upon closing. **Seller** may choose to enter into a separate written agreement to pay buyer's broker
 133 or may approve **Broker** to pay buyer's broker in accordance with paragraph 10. **Seller** also understands:
 134 (a) "Buyer's broker" may include this **Broker** if **Broker** also works with buyer on this transaction;
 135 (b) If this occurs during the duration of this listing, **Broker** will be entitled to the compensation in
 136 paragraph 8 for services performed for **Seller**, as well as the buyer's broker compensation in
 137 paragraph 10(a) for services performed for buyer; the **Seller** should therefore take this into
 138 consideration when negotiating compensation; and
 139 (c) **Broker** may receive separate compensation from buyer for services rendered to buyer by **Broker**.

140 **10. Compensation to Buyer Brokers: Brokerage commissions are not set by law and are fully negotiable.**
 141 **Seller** approves the following (check all that apply; if no option is checked then option (c) is deemed to be
 142 selected):
 143 (a) **Seller** authorizes **Broker** to offer compensation to buyer's broker in the amount of: _____ % of the
 144 purchase price or \$_____. (This amount will be paid from **Broker** to buyer's broker from
 145 the compensation amount agreed to in paragraph 8.) This compensation will be set forth in a separate
 146 written agreement between **Broker** and buyer's broker.
 147 (b) **Seller** authorizes **Broker** to offer compensation to buyer's broker from **Seller** in the amount of:
 148 _____ % of the purchase price or \$_____. This compensation will be set forth in a
 149 separate written agreement between **Seller** and buyer's broker.
 150 (c) No compensation will be offered to buyer's broker.

151
 152
 153
 Seller  and Broker/Authorized Associate  acknowledge receipt of a copy of this page, which is Page 3 of 6.
 The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via
 any field in the Multiple Listing Service.

154 **11. Brokerage Relationship:****SINGLE AGENT NOTICE****FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO BUYERS AND SELLERS THEIR DUTIES.**

158 As a single agent, Keller Williams - Destin

159 and its associates owe to you the following duties:

160 1. Dealing honestly and fairly;
 161 2. Loyalty;
 162 3. Confidentiality;
 163 4. Obedience;
 164 5. Full Disclosure;
 165 6. Accounting for all funds;
 166 7. Skill, care, and diligence in the transaction;
 167 8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
 168 9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

SHS CONTRACTING LLCdotloop verified
05/08/25 10:28 PM CDT
X7GU-FXZH-4MWA-MK90

170 Signature

Date

172 Signature

Date

CONSENT TO TRANSITION TO TRANSACTION BROKER**FLORIDA LAW ALLOWS REAL ESTATE LICENSEES WHO REPRESENT A BUYER OR SELLER AS A SINGLE AGENT TO CHANGE FROM A SINGLE AGENT RELATIONSHIP TO A TRANSACTION BROKERAGE RELATIONSHIP IN ORDER FOR THE LICENSEE TO ASSIST BOTH PARTIES IN A REAL ESTATE TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE SELLER. THIS CHANGE IN RELATIONSHIP CANNOT OCCUR WITHOUT YOUR PRIOR WRITTEN CONSENT.**

181 As a transaction broker, Keller Williams - Destin

182 and its associates, provides to you a limited form of representation that includes the following duties:

183 1. Dealing honestly and fairly;
 184 2. Accounting for all funds;
 185 3. Using skill, care, and diligence in the transaction;
 186 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
 187 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
 188 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
 189 7. Any additional duties that are entered into by this or by separate written agreement.

190 Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties
 191 are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee
 192 to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent
 193 one party to the detriment of the other party when acting as a transaction broker to both parties.

194 I agree that my agent may assume the role and duties of a transaction broker.

SHS CONTRACTING LLCdotloop verified
05/08/25 10:28 PM CDT
RDOD-L8PT-08ZW-UHOO

200 Signature

Date

202 Signature

Date

Seller   and Broker/Authorized Associate   acknowledge receipt of a copy of this page, which is Page 4 of 6.
 The Parties acknowledge this form should not be used to share others or compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.

204 **12. Conditional Termination:** At **Seller's** request, **Broker** may agree to conditionally terminate this Agreement. If
 205 **Broker** agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct
 206 expenses incurred in marketing the Property, and pay a cancellation fee of \$_____ plus
 207 applicable sales tax. **Broker** may void the conditional termination, and **Seller** will pay the fee stated in Paragraph
 208 8(a) less the cancellation fee if **Seller** transfers or contracts to transfer the Property or any interest in the Property
 209 during the time period from the date of conditional termination to Termination Date and Protection Period, if
 210 applicable.

211 **13. Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other
 212 matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be
 213 settled by first attempting mediation under the rules of the American Arbitration Association or other mediator
 214 agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover
 215 reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:
 216 **Arbitration:** By initialing in the space provided, **Seller**   and **Broker or Authorized Associate**  

217   agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in
 218 which the Property is located in accordance with the rules of the American Arbitration Association or other
 219 arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision
 220 of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and
 221 will equally split the arbitrator's fees and administrative fees of arbitration.

222 **14. Miscellaneous:** This Agreement is binding on **Seller's** and **Broker's** heirs, personal representatives,
 223 administrators, successors, and assigns. **Broker** may assign this Agreement to another listing office. This
 224 Agreement is the entire agreement between **Seller** and **Broker**. No prior or present agreements or representations
 225 will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic signatures are acceptable and
 226 will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals.
 227 The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees, and other categories
 228 of potential or actual transferees.

229 **15. Additional Terms:** _____
 230 _____
 231 _____
 232 _____
 233 _____
 234 _____
 235 _____
 236 _____
 237 _____
 238 _____
 239 _____
 240 _____
 241 _____
 242 _____
 243 _____

244

Seller   and Broker/Authorized Associate   acknowledge receipt of a copy of this page, which is Page 5 of 6.
 The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via
 any field in the Multiple Listing Service.

245	Seller's Signature: 	dotloop verified 05/08/25 10:28 PM CDT 50QG-UG3C-COXH-9TZW	Date: _____
246	Home Telephone: _____	Work Telephone: _____	Facsimile: _____
247	Address: _____		
248	Email Address: <u>bmkn2960@gmail.com</u>		
249	Seller's Signature: 	Date: _____	
250	Home Telephone: _____	Work Telephone: _____	Facsimile: _____
251	Address: _____		
252	Email Address: _____		
253	Broker or Authorized Sales Associate: 	dotloop verified 05/08/25 10:22 PM CDT QOZQ-ZAZO-TNGH-TQG8	Date: _____
254	Brokerage Firm Name: <u>Keller Williams - Destin</u>		Telephone: <u>850-904-4503</u>
255	Address: <u>36008 Emerald Coast Parkway, Suite 201, Destin, FL 32541</u>		
256	Copy returned to Seller on _____ by <input type="checkbox"/> email <input type="checkbox"/> facsimile <input type="checkbox"/> mail <input type="checkbox"/> personal delivery.		

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Seller  and Broker/Authorized Associate  acknowledge receipt of a copy of this page, which is Page 6 of 6. *The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.*



Exclusive Right of Sale Listing Agreement

1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
 2 S.H.S. CONTRACTING LLC ("Seller")
 3 and brokerage Keller Williams - Destin ("Broker").

4 **1. Authority to Sell Property:** **Seller** gives **Broker** the EXCLUSIVE RIGHT TO SELL the real and personal
 5 property (collectively "Property") described below, at the price and terms described below, beginning
 6 05/12/2025 and terminating at 11:59 p.m. on 01/31/2026 ("Termination Date"). Upon
 7 full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will
 8 automatically extend through the date of the actual closing of the sales contract. **Seller** and **Broker** acknowledge
 9 that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race,
 10 color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local
 11 law. **Seller** certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

12 **2. Description of Property:**

13 (a) **Street Address:** Lot 22 E Point Washington Rd Santa Rosa Beach, FL 32459

14 _____

15 Legal Description: Lot 22 BLK 52 Magnolia Beach S/D PB2-1 or 3353-3208 or 3353-3208

16 _____ See Attachment 27-2S-19-24140-052-0220

17 (b) **Personal Property, including appliances:** _____

18 _____ See Attachment _____

19 (c) **Occupancy:** _____

20 Property is not currently occupied by a tenant. If occupied, the lease term expires _____.

21 **3. Price and Terms:** The property is offered for sale on the following terms or on other terms acceptable to **Seller**:

22 (a) **Price:** \$879000

23 (b) **Financing Terms:** Cash Conventional VA FHA Other (specify) DSCR

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

25 **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)

26 Lender approval of assumption is required is not required unknown. **Notice to Seller:** (1) 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. (2) Extensive regulations affect **Seller** financed transactions. It is beyond the scope of a real estate licensee's authority to determine whether the terms of your **Seller** financing agreement comply with all applicable laws or whether you must be registered and/or licensed as a loan originator before offering **Seller** financing. You are advised to consult with a legal or mortgage professional to make this determination.

27 (c) **Seller Expenses:** **Seller** will pay mortgage discount, other closing costs, or concessions not to exceed \$_____, and any other expenses **Seller** agrees to pay in connection with a transaction.

28 **4. Broker Obligations:** **Broker** agrees to make diligent and continued efforts to sell the Property in accordance with this Agreement until a sales contract is pending on the Property. This includes, except when not in **Seller's** best interests, cooperating and communicating with other brokers and making the property available for showings.

29 **5. Multiple Listing Service:** Placing the Property in a multiple listing service (the "MLS") is beneficial to **Seller** because the Property will be exposed to a large number of potential buyers. As a MLS participant, **Broker** is obligated to enter the Property into the MLS within one (1) business day of marketing the Property to the public (see Paragraph 6(a)) or as necessary to comply with local MLS rule(s). This listing will be published accordingly in the MLS unless **Seller** directs **Broker** otherwise in writing. (See paragraph 6(b)(i)). **Seller** authorizes **Broker** to report to the MLS this listing information and price, terms, and financing information on any resulting sale for use

Seller  05/08/25 and Broker/Authorized Associate  05/08/25

The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.
dotloop verified

48 by authorized Board / Association members and MLS participants and subscribers unless **Seller** directs **Broker**
 49 otherwise in writing.

50 **6. Broker Authority:** **Seller** authorizes **Broker** to:

51 (a) Market the Property to the Public (unless limited in Paragraph 6(b)(i) below):
 52 (i) Public marketing includes, but is not limited to, flyers, yard signs, digital marketing on public facing
 53 websites, brokerage website displays (i.e. IDX or VOW), email blasts, multi-brokerage listing sharing
 54 networks and applications available to the general public.
 55 (ii) **Public marketing also includes marketing the Property to real estate agents outside Broker's**
 56 **office.**
 57 (iii) Place appropriate transaction signs on the Property, except if Paragraph 6(b)(i) is checked below.
 58 (iv) Use **Seller's** name in connection with marketing or advertising the Property.
 59 Display the Property on the Internet except the street address.

60 (b) Not Publicly Market to the Public/Seller Opt-Out:
 61 (i.) **Seller** does not authorize **Broker** to display the Property on the MLS.
 62 (ii.) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), a For Sale will not be placed
 63 upon the Property and
 64 (iii.) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), **Broker** will be limited to
 65 marketing the Property only to agents within **Broker's** office.

66  /  **Initials of Seller**

67 (c) Obtain information relating to the present mortgage(s) on the Property.
 68 (d) Provide objective comparative market analysis information to potential buyers.
 69 (e) **(Check if applicable)** Use a lock box system to show and access the Property. A lock box does not
 70 ensure the Property's security. **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock
 71 box is for **Seller's** benefit and releases **Broker**, persons working through **Broker**, and **Broker's** local Realtor
 72 Board / Association from all liability and responsibility in connection with any damage or loss that occurs.
 73 Withhold verbal offers. Withhold all offers once **Seller** accepts a sales contract for the Property.
 74 (f) Act as a single agent of **Seller** with consent to transition to transaction broker.
 75 (g) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These
 76 websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or
 77 reviews and comments about a property may be displayed in conjunction with a property on some VOWs.
 78 Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews
 79 about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or
 80 comments and reviews about this Property.
 81 **Seller** does not authorize an automated estimate of the market value of the listing (or a hyperlink to such
 82 estimate) to be displayed in immediate conjunction with the listing of this Property.
 83 **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or
 84 display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

85 **7. Seller Obligations:** In consideration of **Broker's** obligations, **Seller** agrees to:

86 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to
 87 **Broker** all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.
 88 (b) Recognize **Broker** may be subject to additional MLS obligations and potential penalties for failure to comply
 89 with them.
 90 (c) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during
 91 reasonable times.
 92 (d) Inform **Broker** before leasing, mortgaging, or otherwise encumbering the Property.
 93 (e) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature,
 94 including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's**
 95 negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; or (3) the
 96 existence of undisclosed material facts about the Property.
 97 (f) Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).
 98 (g) Make all legally required disclosures, including all facts that materially affect the Property's value and are not
 99 readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such
 100 material facts (local government building code violations, unobservable defects, etc.) other than the following:

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

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

 and Broker/Authorized Associate  acknowledge receipt of a copy of this page, which is Page 2 of 6.
 The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via
 any field in the Multiple Listing Service.
 dotloop verified

105 **8. Compensation:** **Seller** will compensate **Broker** as specified below if a buyer is procured who is ready, willing,
 106 and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other
 107 terms acceptable to **Seller**. **Seller** will pay **Broker** as follows:
 108 (a) _____ % of the total purchase price plus \$_____ OR \$_____ no
 109 later than the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's**
 110 fee being earned.
 111 (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is
 112 exercised, **Seller** will pay **Broker** the Paragraph 8(a) fee, less the amount **Broker** received under this
 113 subparagraph.
 114 (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or
 115 agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a
 116 contract granting an exclusive right to lease the Property.
 117 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by
 118 sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether
 119 the buyer is secured by **Seller**, **Broker**, or any other person. (2) If **Seller** refuses or fails to sign an offer at the
 120 price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to
 121 cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection Period"),
 122 **Seller** transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom
 123 **Seller**, **Broker**, or any real estate licensee communicated regarding the Property before Termination Date.
 124 However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another
 125 broker.
 126 (e) **Retained Deposits:** As consideration for **Broker's** services, **Broker** is entitled to receive _____ % of all
 127 deposits that **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the
 128 Paragraph 8(a) fee.
 129 (f) **Brokerage commissions are not set by law and are fully negotiable.**

130 **9. Notice to Seller Regarding Buyer Brokers:** The buyer's broker, even if compensated by **Seller** or **Broker**, will
 131 provide services for the buyer. **Seller** is advised and is aware that **Seller** may, but is not required to, compensate a
 132 buyer's broker upon closing. **Seller** may choose to enter into a separate written agreement to pay buyer's broker
 133 or may approve **Broker** to pay buyer's broker in accordance with paragraph 10. **Seller** also understands:
 134 (a) "Buyer's broker" may include this **Broker** if **Broker** also works with buyer on this transaction;
 135 (b) If this occurs during the duration of this listing, **Broker** will be entitled to the compensation in
 136 paragraph 8 for services performed for **Seller**, as well as the buyer's broker compensation in
 137 paragraph 10(a) for services performed for buyer; the **Seller** should therefore take this into
 138 consideration when negotiating compensation; and
 139 (c) **Broker** may receive separate compensation from buyer for services rendered to buyer by **Broker**.

140 **10. Compensation to Buyer Brokers: Brokerage commissions are not set by law and are fully negotiable.**
 141 **Seller** approves the following (check all that apply; if no option is checked then option (c) is deemed to be
 142 selected):
 143 (a) **Seller** authorizes **Broker** to offer compensation to buyer's broker in the amount of: _____ % of the
 144 purchase price or \$_____. (This amount will be paid from **Broker** to buyer's broker from
 145 the compensation amount agreed to in paragraph 8.) This compensation will be set forth in a separate
 146 written agreement between **Broker** and buyer's broker.
 147 (b) **Seller** authorizes **Broker** to offer compensation to buyer's broker from **Seller** in the amount of:
 148 _____ % of the purchase price or \$_____. This compensation will be set forth in a
 149 separate written agreement between **Seller** and buyer's broker.
 150 (c) No compensation will be offered to buyer's broker.

154 **11. Brokerage Relationship:****SINGLE AGENT NOTICE**156 **FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO**
157 **BUYERS AND SELLERS THEIR DUTIES.**

158 As a single agent, Keller Williams - Destin

159 and its associates owe to you the following duties:

160 1. Dealing honestly and fairly;
 161 2. Loyalty;
 162 3. Confidentiality;
 163 4. Obedience;
 164 5. Full Disclosure;
 165 6. Accounting for all funds;
 166 7. Skill, care, and diligence in the transaction;
 167 8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee
 168 otherwise in writing; and
 169 9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

dotloop verified
05/08/25 10:26 PM CDT
GMJC-OVTQ-C1SW-AXUF

170 Signature

171 Date

172 Signature

173 Date

CONSENT TO TRANSITION TO TRANSACTION BROKER176 **FLORIDA LAW ALLOWS REAL ESTATE LICENSEES WHO REPRESENT A BUYER OR SELLER AS A SINGLE**
177 **AGENT TO CHANGE FROM A SINGLE AGENT RELATIONSHIP TO A TRANSACTION BROKERAGE**
178 **RELATIONSHIP IN ORDER FOR THE LICENSEE TO ASSIST BOTH PARTIES IN A REAL ESTATE**
179 **TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE**
180 **SELLER. THIS CHANGE IN RELATIONSHIP CANNOT OCCUR WITHOUT YOUR PRIOR WRITTEN CONSENT.**

181 As a transaction broker, Keller Williams - Destin

182 and its associates, provides to you a limited form of representation that includes the following duties:

183 1. Dealing honestly and fairly;
 184 2. Accounting for all funds;
 185 3. Using skill, care, and diligence in the transaction;
 186 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable
 187 to the buyer;
 188 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee
 189 otherwise in writing;
 190 6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the
 191 seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price
 192 submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree
 193 to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
 194 7. Any additional duties that are entered into by this or by separate written agreement.

195 Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties
 196 are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee
 197 to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent
 198 one party to the detriment of the other party when acting as a transaction broker to both parties.

199 I agree that my agent may assume the role and duties of a transaction broker.

dotloop verified
05/08/25 10:26 PM CDT
VWYM-XD00-NX4-MEQR

200 Signature

201 Date

202 Signature

203 Date

Seller  and Broker/Authorized Associate  acknowledge receipt of a copy of this page, which is Page 4 of 6.
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 205 **Broker** agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct
 206 expenses incurred in marketing the Property, and pay a cancellation fee of \$_____ plus
 207 applicable sales tax. **Broker** may void the conditional termination, and **Seller** will pay the fee stated in Paragraph
 208 8(a) less the cancellation fee if **Seller** transfers or contracts to transfer the Property or any interest in the Property
 209 during the time period from the date of conditional termination to Termination Date and Protection Period, if
 210 applicable.

211 **13. Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other
 212 matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be
 213 settled by first attempting mediation under the rules of the American Arbitration Association or other mediator
 214 agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover
 215 reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:
 216 **Arbitration:** By initialing in the space provided, **Seller** ( ), and **Broker or Authorized Associate** ( )

217 agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in
 218 which the Property is located in accordance with the rules of the American Arbitration Association or other
 219 arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision
 220 of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and
 221 will equally split the arbitrator's fees and administrative fees of arbitration.

222 **14. Miscellaneous:** This Agreement is binding on **Seller's** and **Broker's** heirs, personal representatives,
 223 administrators, successors, and assigns. **Broker** may assign this Agreement to another listing office. This
 224 Agreement is the entire agreement between **Seller** and **Broker**. No prior or present agreements or representations
 225 will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic signatures are acceptable and
 226 will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals.
 227 The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees, and other categories
 228 of potential or actual transferees.

229 **15. Additional Terms:** _____
 230 _____
 231 _____
 232 _____
 233 _____
 234 _____
 235 _____
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 237 _____
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 241 _____
 242 _____
 243 _____

244

Seller ( ) and Broker/Authorized Associate ( ) acknowledge receipt of a copy of this page, which is Page 5 of 6.
 The Parties acknowledge this form should not be used to share offers or compensation to buyer brokers or other buyer representatives via
 any field in the Multiple Listing Service.
dotloopverified

245	Seller's Signature		dotloop verified 05/08/25 10:26 PM CDT HUCF-3AOZ-DMMU-NTK9	Date: _____
246	Home Telephone: _____	Work Telephone: _____	Facsimile: _____	
247	Address: _____			
248	Email Address: <u>bmkn2960@gmail.com</u>			
249	Seller's Signature:		Date: _____	
250	Home Telephone: _____	Work Telephone: _____	Facsimile: _____	
251	Address: _____			
252	Email Address: _____			
253	Broker or Authorized Sales Associate:		dotloop verified 05/08/25 10:18 PM CDT LDPD-URYD-WXTA-KK56	Date: _____
254	Brokerage Firm Name: <u>Keller Williams - Destin</u>		Telephone: <u>850-904-4503</u>	
255	Address: <u>36008 Emerald Coast Parkway, Suite 201, Destin, FL 32541</u>			
256	Copy returned to Seller on _____ by <input type="checkbox"/> email <input type="checkbox"/> facsimile <input type="checkbox"/> mail <input type="checkbox"/> personal delivery.			

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Seller  and Broker/Authorized Associate  acknowledge receipt of a copy of this page, which is Page 6 of 6.
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MAJOR SYSTEMS INFORMATION

	AGE	TYPE/DESCRIPTION/ADDITIONAL INFORMATION
ROOF	<input type="text"/>	<input type="text"/>
HVAC	<input type="text"/>	<input type="text"/>
WATER HEATER	<input type="text"/>	<input type="text"/>
SEPTIC	<input type="text"/>	<input type="text"/>
ELECTRICAL	<input type="text"/>	<input type="text"/>
PLUMBING	<input type="text"/>	<input type="text"/>
WINDOWS	<input type="text"/>	<input type="text"/>
LAWN PUMP/IRRIGATION	<input type="text"/>	<input type="text"/>
POOL	<input type="text"/>	<input type="text"/>
POOL EQUIPMENT	<input type="text"/>	<input type="text"/>
HURRICANE SHUTTERS	<input type="text"/>	<input type="text"/>
KEY FEATURES	<input type="text"/>	<input type="text"/>

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: _____ (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system:			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:	<hr/>		
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is _____ years OR date installed _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 7(a) - 7(b) is yes, please explain:	<hr/>		

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no			
(h) Are access roads <input type="checkbox"/> private <input type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
<hr/>			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____			
<hr/>			
9. Environmental			
(a) Was the Property built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please see Lead-Based Paint Disclosure.			
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____			
<hr/>			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(f) Are there any zoning violations or nonconforming uses?

(g) Are there any zoning restrictions affecting improvements or replacement of the Property?

(h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?

(i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?

(j) Are any improvements located below the base flood elevation?

(k) Have any improvements been constructed in violation of applicable local flood guidelines?

(l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?

(m) Are there any active permits on the Property that have not been closed by a final inspection?

(n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?

(o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____

11. Foreign Investment in Real Property Tax Act (“FIRPTA”)

(a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?

If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

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

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

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

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

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

Seller's Update

Instructions to Seller: If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of date signed below.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**.

Seller: / _____ Date: _____

(signature)

(print)

Seller: / _____ Date: _____

(signature)

(print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this revised disclosure statement.

Buyer: / _____ Date: _____

(signature)

(print)

Buyer: / _____ Date: _____

(signature)

(print)

Cost to Own

UTILITIES

	COMPANY	COST	PICK UP DAY(S)
ELECTRIC			
WATER			
GAS			
TRASH			
RECYCLING			
CABLE			
INTERNET			

SERVICES

	COMPANY	COST	FREQUENCY
LAWN MAINTENANCE			
POOL MAINTENANCE			
PEST CONTROL			

TERMITES BOND

Is there an active termite bond on the property?

Yes No

Is the bond transferable?

Yes No Not Sure

Company Name: _____