



GLOBAL LUXURY

SELLER'S REAL PROPERTY DISCLOSURE STATEMENT

SELLER(S) NAME(S): JOHN C. COREY and SHELLY L. COREY ("Seller")

PROPERTY ADDRESS: 3731 INDIAN BEACH PL SARASOTA, FL 34234 ("Property")

IMPORTANT NOTICE TO SELLER AND BUYER

Florida law requires sellers of residential real estate to disclose to a buyer all known facts that materially affect the value or desirability of the property being sold that are not readily observable by, or known to, the buyer.

This is a disclosure of seller's knowledge of the condition of the property as of the date signed by seller and is not a substitute for any inspections or warranties that buyer may wish to obtain.

YES NO UNKNOWN

1. OCCUPANCY

- (a) Do you reside in the Property? If not, when did you last?
(b) Is the Property currently leased? If YES, when will the lease expire?

2. LAND CONDITIONS

- (a) Is there any fill or expansive soil on the Property?
(b) Are you aware of any existing or prior sinkholes, sliding, settling, earth movement or earth stability problems on the Property or adjoining properties?
(c) Has any insurance company paid any amounts on a claim relating to a sinkhole affecting the Property?
(d) If your answer to (c) is "YES", were the full amounts of the proceeds utilized to repair the sinkhole damage?
(e) Is the Property located in a flood zone or wetlands area?
(f) Are you aware of any existing or prior drainage or flood problems affecting the Property or adjoining properties?
(g) If any of your answers in (a) - (f) above are "YES", explain in detail:
(h) Is the Property partially or totally seaward of the Coastal Construction Control Line?
(i) Does your lender require you to maintain flood insurance?

3. DEED RESTRICTIONS / BOUNDARIES

- (a) Are there any deed restrictions, covenants, or declarations affecting the Property?
(b) Are any driveways, walls, fences, or other features shared with adjoining property owners?
(c) Have any surface rights, as defined by section 689.23(3)(b), Florida Statutes, or rights of entry been severed or retained from the Property by a third party or prior owner/developer?
(d) Are there any encroachments, boundary disputes, or easements on or affecting the Property?
(e) If any of your answers in (a) - (d) above are "YES", explain in detail:

4. STRUCTURAL ITEMS

- (a) Is there now, or has there been in the past, any movement, shifting, deterioration or other problems with the walls or foundations?
(b) Have you ever filed an insurance or manufacturer's claim for defective or damaged construction materials?
(c) Are there now, or have there been in the past, any structural cracks or flaws in the walls, floors, or foundations?
(d) Are there any defects or problems with driveways, walkways, patios, or retaining walls?
(e) If any of your answers in (a) - (d) above are "YES", explain in detail:

small settling cracks floor of basement

5. ADDITIONS / REMODELS

- (a) Have there been any additions, structural changes, or other alterations made to the Property?  YES  NO  UNKNOWN
- (b) If your answer to (a) is "YES", were all necessary permits / approvals obtained and was all work done in compliance with the applicable zoning and building codes?  YES  NO  UNKNOWN
- (c) If your answer to (b) is "NO", explain in detail: PURCHASE INCLUDES EXISTING NUMBER OF WINDOW AND DOOR SCREENS. SCREENS ARE "AS IS".
- (d) Are any improvements built below the base flood elevation level?  YES  NO  UNKNOWN
- (e) Do any improvements violate applicable local, state or federal flood regulations or guidelines?  YES  NO  UNKNOWN
- (f) If your answer to either (d) or (e) above is "YES", explain in detail: \_\_\_\_\_

6. ELECTRICAL SYSTEMS

- (a) Is there knob and tube wiring on the Property?  YES  NO  UNKNOWN
- (b) Is there aluminum wiring on the Property other than the primary service line?  YES  NO  UNKNOWN
- (c) Are there any problems or conditions that affect the operation or desirability of the electrical wiring or systems? If "YES", explain in detail: \_\_\_\_\_

7. HEATING AND AIR CONDITIONING (check all that apply)

- (a) Air Conditioning:  Central Electric  Central Gas  Window
- (b) Heating:  Electric  Fuel Oil  Natural Gas  Other \_\_\_\_\_
- (c) Water Heating:  Electric  Gas  Solar  Other \_\_\_\_\_
- (d) Is each item checked above in good working order (i.e., operating in the manner that it was intended to operate)? If "NO", explain in detail:  YES  NO  UNKNOWN  
PURCHASE INCLUDES EXISTING NUMBER OF WINDOW AND DOOR SCREENS. SCREENS ARE "AS IS".

8. APPLIANCES

- (a) Is each appliance that is being sold with the Property (as agreed to in the contract) in working condition (i.e., operating in the manner that it was intended to operate)?  YES  NO  UNKNOWN
- (b) If your answer to (a) is "NO", explain in detail: \_\_\_\_\_
- (c) Are any of the appliances leased? If "YES" which ones:  YES  NO  UNKNOWN

9. PLUMBING RELATED ITEMS

- (a) What is your drinking water source?  Public  Private System  Well
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? \_\_\_\_\_
- (c) Do you have a water softener? If "YES" is it:  leased  owned  NO  UNKNOWN
- (d) Are there polybutylene or cast iron wastewater pipes on the Property?  YES  NO  UNKNOWN
- (e) What is the water source for your sprinkler system, if applicable? \_\_\_\_\_
- (f) What is the type of sewage system:  Public Sewer  Private Sewer  Septic Tank  Cesspool
- (g) If septic tank or cesspool, when was it last serviced? \_\_\_\_\_
- (h) Is there a sewage or sump pump?  YES  NO  UNKNOWN

10. ROOF

- (a) Approximate age: 16 years.
- (b) Has the roof ever leaked or been damaged?  YES  NO  UNKNOWN
- (c) Has the roof been replaced or repaired during your ownership?  YES  NO  UNKNOWN
- (d) Have you ever filed an insurance claim or manufacturer's claim for roof defects or damage?  YES  NO  UNKNOWN
- (e) Are there any existing problems or defects with the roof or rain gutters?  YES  NO  UNKNOWN
- (f) If any of your answers in (b) – (e) above are "YES", explain in detail: \_\_\_\_\_

installed dome cricket

11. TERMITES, WOOD DESTROYING ORGANISMS ("WDO"), RODENTS, PESTS

- (a) Are there termites or other WDO's (e.g., powder-post beetles, oldhouse borers, wood decaying fungi), rodents, or pest infestations on or affecting the Property?  YES  NO  UNKNOWN
- (b) If your answer to (a) is "YES", is there any existing damage to the Property?  YES  NO  UNKNOWN
- (c) Do you know of any termite, WDO or pest control reports or treatments for the Property in the last five years?  YES  NO  UNKNOWN
- (d) If any of your answers in (a) – (c) above are "YES", explain in detail: \_\_\_\_\_
- (e) Is the Property currently under warranty or other coverage by a licensed pest control company?  YES  NO  UNKNOWN  
If "YES", state the name of the company: \_\_\_\_\_
- (f) Does the warranty cover (check all that apply):  repairs  treatment  regular pest control
- (g) Is the warranty transferable to the Buyer? (If "YES", Buyer should check with warranty company for transfer procedures and costs, if any).  YES  NO  UNKNOWN

	YES	NO	UNKNOWN
<b>12. DOCKS, DAVITS, PIERS AND SEAWALLS</b>			
(a) Are there any conditions that may affect the desirability, use, or function of any dock, davits, pier or seawall? If "YES", explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Was (is) a governmental permit required for the construction or maintenance of the dock, davits, pier or seawall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If your answer to (b) is "YES", were all appropriate permits and approvals obtained? If "NO", explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. MOLD, ENVIRONMENTAL, AND LEAD BASED PAINT</b>			
(a) Is there now, or has there been in the past, any:			
(i) water leakage, intrusion, accumulation, or dampness in or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) instances of mold, moisture or dampness in or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) damage to the Property that resulted from any of the conditions identified in (i) or (ii) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If your answer to (i), (ii) or (iii) above is "YES", explain in detail: _____ _____			
(c) Was the Property built before 1978? (If "YES", Buyer must be provided with a Lead Based Paint Disclosure Statement prior to being bound by a sales contract in compliance with federal law).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any environmental hazards or contaminants on or affecting the Property including, but not limited to: lead based paint, formaldehyde, asbestos, radon gas, PCB's, methamphetamine contamination, defective or contaminated drywall, contaminated soil or water, active or abandoned storage tanks (fuel, propane or chemical)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Has the Property been tested for any of the items listed in (d) above? If "YES", explain in detail: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Have there been any repairs made or other corrective or remedial measures undertaken as a result of the matters identified in (a) – (e) above? If "YES", explain in detail: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are there any archeological sites, mangroves or other environmentally sensitive or protected areas located on the Property? If "YES", explain in detail: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. POOLS; HOT TUBS; SPAS**

**Notice to Buyer and Seller**

The Florida Residential Swimming Pool Safety Act ("Act") requires a "swimming pool" with a certificate of completion on or after October 1, 2000, to have at least one safety feature specified in §515.27(1) of the Act. The Act defines a "swimming pool" as "any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24" deep including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas."

- |  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| (a) If the Property has a "swimming pool" as defined by the Act, does it comply with the Act?                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (b) Has any in-ground pool, hot tub or spa on the Property been demolished and/or filled?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are there any structural or other defects with the pool, hot tub, spa or related equipment? If "YES", explain in detail: _____ | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**15. HOMEOWNERS' ASSOCIATION**

**Notice to Buyer**

If the Property is governed by a homeowner's association, Buyer should read the association's official records, by-laws, restrictions, covenants and declarations prior to making an offer. These documents may include information on matters such as the association's financial condition, recurring dues or fees, periodic and/or special assessments, capital contributions, penalties; restrictions on construction, architectural modifications, landscaping, parking, vehicles, pets, resale, leasing and other matters. Buyer should also ask if there are any proposed changes or assessments being considered.

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) Is membership in a homeowner's association mandatory?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are there any existing or threatened legal or administrative actions that may affect the association or common areas? If "YES", explain in detail: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(c) Are the Property access roads:  association owned OR  publicly owned (e.g., city, county)?

**16. NEIGHBORHOOD**

Are you aware of any existing conditions or proposed changes in the immediate neighborhood that may materially affect the value or desirability of the Property such as noise or other nuisances, electric or magnetic field levels, or threat of condemnation? If "YES", explain in detail: \_\_\_\_\_  
\_\_\_\_\_

**YES**    **NO**    **UNKNOWN**

**17. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")**

Is the owner of the Property a "foreign person" (i.e., foreign individual or foreign corporation that has not made an election under §897(i) of the Internal Revenue Service Code to be treated as a domestic corporation, or foreign partnership, trust or estate) subject to FIRPTA withholding under §1445 of the IRS Code? (If your answer is "YES", Buyer and Seller are advised to consult with appropriate tax and legal professionals regarding any tax and withholding obligations).

YES     NO     UNKNOWN

**18. OTHER MATTERS**

(a) Are there any existing or threatened legal actions affecting the Property (including, but not limited to, any unrecorded liens)?

YES     NO     UNKNOWN

(b) Are there any violations of any laws or regulations relating to the Property (e.g., zoning or code violations, nonconforming uses, setback violations)?

YES     NO     UNKNOWN

(c) Have you ever had any claims filed against your homeowner's insurance policy?

YES     NO     UNKNOWN

(d) Are there any potential zoning, code, or road changes that may affect the Property?

YES     NO     UNKNOWN

(e) Are there any other conditions that have not been disclosed in this Disclosure Statement that may materially affect the value or desirability of the Property that are not readily observable to a buyer?

YES     NO     UNKNOWN

(f) If any answer to (a) – (e) above is "YES", explain in detail: \_\_\_\_\_

(g) Is there an existing home warranty in place?

YES     NO     UNKNOWN

(h) Does the warranty automatically transfer to the buyer?

YES     NO     UNKNOWN

**Additional Notes:** PURCHASE INCLUDES EXISTING NUMBER OF WINDOW AND DOOR SCREENS. SCREENS ARE "AS IS".

[Empty rectangular box for additional notes]

**ACKNOWLEDGMENT OF SELLER**

Seller acknowledges that (a) seller, and not the Brokers, has filled out this Disclosure Statement and that seller is not relying on the Brokers for any of the information contained herein, (b) the information in this Disclosure Statement is accurate and complete, and (c) seller agrees to notify the listing broker in writing immediately if any information becomes inaccurate or incomplete in any way with the passage of time. Seller authorizes the Brokers to provide this information to prospective buyers.

**Seller:**  /JOHN C. COREY (signature) (print name) Date: 4/8/21

**Seller:**  /SHELLY L. COREY (signature) (print name) Date: 4/8/21

**ACKNOWLEDGMENT OF BUYER**

Buyer acknowledges and represents that (a) buyer has been advised to have the Property examined by professional inspectors to evaluate its condition and to investigate every aspect that may be important to buyer, (b) the Brokers are not qualified to conduct such professional inspections or to inspect or detect physical defects in or affecting the Property, (c) the Brokers have not undertaken any independent investigation to verify the accuracy or completeness of the information contained in this Disclosure Statement, (d) if there are any blank or incomplete responses that are important to buyer, buyer agrees to obtain written responses or a corrected Disclosure Statement from the seller prior to signing below, (e) buyer's signing of this Disclosure Statement with partial or incomplete answers shall constitute buyer's knowing and voluntary waiver of any claims against any of the Brokers in any way related to such information, and (f) seller will not be obligated to repair or correct any item listed above unless agreed to in the sales contract.

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ (signature) (print name) Date: \_\_\_\_\_

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ (signature) (print name) Date: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

Commence at the SE corner of Lot 51, MAP OF INDIAN BEACH, according to the plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Manatee County, Florida, (also recorded in Plat Book A, Page 33, Public Records of Sarasota County, Florida); thence N 31°22'45" West along the Easterly line of said Lot 51, 127.0 feet for a point of beginning; thence continue N 31°22'45" West along Easterly line of Lot 51, 119.48 feet (some old descriptions 118.83 feet) to the North line of Southeasterly 1/3 of said Lot 51; thence S 89°26' East, 4.74 feet to an old iron pipe marking the SE corner of Neubauer's Subdivision of part of Lot 47 and North 2/3 of Lot 51 of Indian Beach, recorded in Plat Book 3, Page 71, Public Records of Sarasota County, Florida; thence N 31°22'45" West, along Easterly line of said Neubauer's Subdivision, 12.32 feet to an old monument; thence N 89°28'27" West along old established line, (passing through a C.M. at 278.17 feet), a distance of 294.67 feet, more or less, to waters of Sarasota Bay; thence Southerly along said bay, 109.4 feet, more or less; thence S 88° 56' East along old established line marking North line of South 127 feet of Lot 51, 347.7 feet, more or less, to the point of beginning.

TOGETHER WITH a triangle of land described as follows:

Begin at the NW corner of Lot 50, of the MAP OF INDIAN BEACH, according to plat thereof, recorded in Plat Book 1, Page 96, Manatee County, Florida; thence in a Southeasterly direction along the Western boundary line of said Lot 50, a distance of 30 feet; thence in a Northeasterly direction to a point on the North line of said Lot 50, 30 feet East of the NW corner of said Lot 50; thence West along the Northern boundary line of said Lot 50, 30 feet to point of beginning.