

Property Information Form

SELLER NAME(S): SM Partners, LLC

PROPERTY ADDRESS: 94 EMERALD COVE LN S INLET BEACH, FL 32461

COMMUNITY FEATURES

Short Term Rentals Allowed ☒ Yes ☐ No

Deeded Beach Access ☒ Yes ☐ No

Closest Beach Access: Private walkover

ASSOCIATION

Is the property in a Homeowner's association? ☒ Yes ☐ No

If yes, please share: Cottages at Inlet Beach Association, Inc

Management Company: N/A Manager Name: Brian L. Neimeyer

Manager Phone: 310 867 5006 Manager Email: brian.neimeyer@gmail.com

Is there a Is the property part of a Master Association? Yes ☐ No ☒

If yes, please share: N/A

Master Association Management Company : N/A

Management Company 1: N/A Manager Name: N/A

Manager Phone: N/A Manager Email: N/A

UTILITIES

Electricity Provider: FPL NW Florida Average Monthly Cost: \$205

Natural Gas Provider: Okaloosa Gas District Average Monthly Cost: \$32

Water Provider: Inlet Beach Water Average Monthly Cost: \$60

Sewer Provider: Inlet Beach Water Average Monthly Cost: Included above

Cable TV Provider: Mediacom Monthly Cost: \$290

Internet Service Provider: Mediacom Monthly Cost: Package included w/ above

Internet Service Provider: N/A Monthly Cost: N/A

PEST CONTROL

Is the property serviced by a pest control company? ☒ YES ☐ NO

If yes, please share:

Company: Florida Pest Control

Frequency: Quarterly Annual Cost: \$180

Is there a termite bond on the property? YES ☐ NO ☒ Renewal Date N/A Is it Transferable? YES ☐ NO ☐

INSURANCE

Homeowner's Insurance Company: State Farm Annual Premium: \$9,222

Flood Insurance Company: None Annual Premium: N/A

VACATION RENTAL / MANAGEMENT COMPANY

Is your property on a vacation rental program?☒ YES ☐ NO

If yes, please share: N/A

Management Company: 360 Blue Management Fee: 20%

How much did the property gross last year? \$201,000 YTD? \$94,000

If no, is your property self-managed? YES ☐ NO ☒

If yes, please share: N/A

How much did the property gross last year? N/A YTD? N/A

Please provide rental listing link <https://www.360blue.com/property-detail-page?name=inlet-beach-the-salty-dog-94-emerald-cove-lane-6186>

MAINTENANCE

What is the age of the water heater(s)? Less than 2 years old

What is the age of the HVAC system(s)? Less than 2 years old (AC)

What is the age of the roof? 10 years old

Do you have a yard maintenance program?☒ YES ☐ NO

If yes, please share: N/A

Company: Lawn Tech Plus

Frequency: Weekly Annual Cost: N/A

Does your property have its own pool N/A or spa N/A or both N/A?

If yes, please indicate: Saltwater Chlorinated Heated

Maintenance Company: N/A

Maintenance Frequency: N/A Annual Cost: N/A

SECURITY

Is your neighborhood gated? YES NO [x](#)

If yes, what is the current gate code? N/A

How often does it change? ~~N/A~~

Does your property have a security system? YES NO **x**

If yes, what code would you like us to use? N/A

What is the monthly monitoring fee? N/A

DOCUMENTS

Do you have a copy of your Survey?^X YES NO If yes, Please scan and email at your earliest convenience.

Do you have a copy of your floor plan? YES ☒ NO ☐ If yes, Please scan and email at your earliest convenience.

If you closed within the last 3 years, please provide a copy of your title policy, or the title company used and we can request on your behalf.

OWNER NOTES

[illegible]