Buyer Info Packet

2550 Hillcrest Ave

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COMPASS

COMPASS

Seller's Property Disclosure Waiver

for Exclusive Right of Sale Listing Agreements

Property Address: 2550 Hillcrest Ave, Titusville, FL 32796

Listing Date: 11/03/2026

Seller Name(s): Jacky E. Gatewood

Compass Agent Name: Milly Akins

❑ **Option 1:**

The Seller(s) above hereby acknowledge that they will complete and execute a Seller Property Disclosure for the above-referenced Property. This Disclosure must be completed prior to the acceptance of an executed purchase agreement.

☒ **Option 2:**

The Seller(s) above hereby elect not to execute a Seller Property Disclosure for the above-referenced property and thereby understand and agree that they release Compass Florida, LLC from any and all disputes, claims or causes of action arising out of or relating to their election not to execute the same.

eSign Jacky E. Gatewood 11/04/2026 - 04:16 PM EST — Jacky E. Gatewood 11/04/2026
Seller Signature Date

eSign Milly Akins 11/04/26 - 04:41 PM EST — Milly Akins 11/04/2026
Listing Agent Signature Date

_____ _____
Seller Signature Date

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COMPASS

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

FloridaRealtors®

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Jacky E. Gatewood (SELLER) and _____ (BUYER) concerning the Property described as 2550 Hillcrest Ave, Titusville, FL 32796

_____

Buyer's Initials _____ _____ ***Seller's Initials*** JEG _____

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

JEG **(a)** Presence of lead-based paint or lead-based paint hazards (**CHECK ONE BELOW**):

☐ Known lead-based paint or lead-based paint hazards are present in the housing.

☒ Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

JEG **(b)** Records and reports available to the Seller (**CHECK ONE BELOW**):

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____

_____

☒ Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

_____ **(c)** Buyer has received copies of all information listed above.

_____ **(d)** Buyer has received the pamphlet *Protect Your Family* from *Lead in Your Home*.

_____ **(e)** Buyer has (**CHECK ONE BELOW**):

☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

MA **(f)** Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jacky E. Gatewood 11/04/26 - 04:16 PM EST *Jacky E. Gatewood*	11/04/2026	_____	_____
SELLER	Date	BUYER	Date
_____	_____	_____	_____
SELLER	Date	BUYER	Date
Milly Akins 11/04/26 - 04:41 PM EST *Milly Akins*	11/04/2026	_____	_____
Listing Licensee	Date	Selling Licensee	Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

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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, Jacky E. Gatewood, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 2550 Hillcrest Ave, Titusville, FL 32796

Seller, please check the applicable boxes in paragraphs (1) through (3) 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 no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
(2) 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.
(3) Seller ☐ has ☒ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
(4) 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: eSign Jacky E. Gatewood 11/04/26 - 04:16 PM EST Jacky E. Gatewood Date: 11/04/2026

Seller: _____ Date: _____

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

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CARPENTER | KESSEL HOMESELLING TEAM

PERSONAL PROPERTY INVENTORY

Seller 1:	Seller 2:
Jacky E. Gatewood	

Property Address: *2550 HILLCREST AVE TITUSVILLE FL 32796*

This addendum is referenced in the Contract for Purchase and Sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Make an entry for EACH item.

YES = It's on the property and WILL CONVEY | NO = It's on the property and WILL NOT convey | N/A = It's NOT ON THE PROPERTY and doesn't apply

Item	Yes	No	N/A
Range (Oven & Cooktop): X Electric ___Gas ---------- OR ----------	X		
Wall Oven(s): ___Electric ___Gas ---------- AND ----------			
Cooktop: ___Electric ___Gas			
Refrigerator with Freezer	X		
Microwave Oven	X		
Dishwasher	X		
Disposal			
Water Softener | Purifier X Owned ___Leased	X		
Bar Refrigerator			
Separate Refrigerator | Freezer | Stand Alone Ice Maker			
Wine Cooler			
Compactor			
Washer	X		
Dryer: X Electric ___Gas	X		
Chandelier/Hanging Lamp Qty ___			
Ceiling | Paddle Fan Qty ___			
Sconce(s): Qty___			
Draperies: Qty___ Rods: Qty___			
Plantation Shutters: Qty___			
Shades | Blinds: Qty___			
Mirrors | Location:			
Fireplace(s) Qty 1 X Wood Burning ___Gas ___Both	X		
Boat Lift: Weight_____ Davits: ___Electric ___Manual			
Appliances Leased Describe:			
Pool Table | Game Table			

Item	Yes	No	N/A
Water Heater(s): Qty 1 ___Tankless ___Gas X Electric	X		
Generator: ___Electric X Propane ___Natural Gas	X		
Storm Shutters | Panels: ___Electric ___Manual ___Both			
Awnings: ___Electric ___Manual			
Propane Tank: ___Owned X Leased	*2 - 100 gallon tanks* X		
Central Vac System | Equip + Accessories			
Security Gate Remotes(s): Qty___			
Garage Door Opener(s): Qty 1	X		
Garage Door Remote(s): Qty 1	X		
Smart Doorbell			
Smart Thermostat(s) Qty___			
Summer Kitchen Grill			
Pool: ___Salt ___Chlorine			
Pool Heater: ___Gas ___ Elec ___Solar			
Hot Tub | Spa: Heated: Yes No			
Pool Cleaning Equipment			
Pool – Child Fence | Barrier			
Storage Shed			
Potted Plants | Lawn Ornaments | Fountains			
Intercom			
TV's: Qty___ TV Mounts: Qty___			
Security System: ___Owned ___Leased Cameras: ___Yes ___No			
Surround Sound (With Components) Speakers: ___Yes ___No			
Satellite Dish | TV Antenna ___Leased ___Owned			
Other | Notes: *all furniture and kitchenware present will convey*	X		

Seller 1: eSign Jacky E. Gatewood 11/04/26 - 04:06 PM EST _____ **Date:** 11/04/2026

Buyer 1: _____ **Date:** _____

Seller 2: _____ **Date:** _____

Buyer 2: _____ **Date:** _____

eSign ID: fad0069f-5d73-4316-95f1-50eef074c559

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FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: *2550 HILLCREST AVE TITUSVILLE FL 32796*

Home Warranty: Yes No X | **If yes, Company | Number:**

Lawn Service | Number: *Gatewood's Lawn Service, Mike Gatewood 904-392-6841*

Pool Company | Number:

Pest Company | Number: *Robinson Home & Outdoor Pest Elimination, Robbie Robinson 321-225-8405*

Termite Company | Number:

Transferable Bond: Yes No X

Utility Information

Trash Pick-Up Days | **Trash:** *Every Tuesday* | **Yard:** *Every Tuesday* | **Recycle:** *Every other Tuesday*

Approximate Utility Cost Per Month | **Electric:** *$65 avg. per month* | **Gas:** | **Water:** *$53 avg. per month*

Heat Source: Electric X Gas

Water Source: City Water X Well

Sprinkler System Runs On: Well City Reclaimed

Plumbing Source: Sewer X Septic

Septic Location:

Property Specifics

Roof Age: *2024*

Heating & A/C System Age: *2018*

Water Heater Age: *2026*

Water Depth at Dock:

Waterfront Footage:

Type of Fencing:

Type of Flooring: *tile throughout home and carpet in bedrooms*

Type of Countertops: *laminate in kitchen; hard surface tops in bathrooms*

Property Features | Updates | Year:

Whole house generator w/ 2 @ 100 gallon leased propane tanks
Water softener system
Roof tie down retrofit
Corner lot
Covered screened patio

Are You Providing a Copy of:

Wind Mitigation: Yes No

Four-Point Inspection: Yes No

Survey: Yes No

Insurance Declaration Page: Yes No

Approximate Insurance Cost Per Year:

Seller 1 Signature: eSign Jacky E. Gatewood 11/04/26 - 04:12 PM EST **Date:** 11/04/2026

Seller 2 Signature: _____ **Date:** _____

eSign ID: fad0069f-5d73-4316-95f1-50eef074c559

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FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Defects

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

Garbage disposal installed but does not work.

Ice maker in refrigerator does not work.

Home security system installed but has been abandoned.

Seller 1 Signature: eSign Jacky E. Gatewood 11/04/26 - 04:12 PM EST **Date:** 11/04/2026

Seller 2 Signature: _____ **Date:** _____



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

2550 Hillcrest Ave, Titusville, FL 32796

Floor 1