

Buyer Info Packet

1099 Meadowbrook Rd NE, Palm Bay, FL 32905

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Seller's Property Disclosure - Residential



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

Notice to Seller: Florida law requires a Seller of a home to disclose to the Buyer all known facts that materially affect the value of the property being sold...

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.

Seller makes the following disclosure regarding the property described as: 1099 MEADOWBROOK RD N.E. Palm Bay FL 32905 (the "Property")

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

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?
(b) Is seawall, if any, and dockage, if any, structurally sound?
(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?
(d) Does the Property have aluminum wiring other than the primary service line?
(e) Are any of the appliances leased? If yes, which ones:
(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?
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: MONTHLY SERVICE PROVIDED BY TERMINIX

3. Water Intrusion; Drainage; Flooding
(a) Has past or present water intrusion affected the Property?
(b) Have past or present drainage or flooding problems affected the Property?
(c) Is any of the Property located in a special flood hazard area?
(d) Is any of the Property located seaward of the coastal construction control line?
(e) Does your lender require flood insurance?
(f) Do you have an elevation certificate? If yes, please attach a copy.
(g) If any answer to questions 3(a) - 3(d) is yes, please explain:

1 Johnson v. Davis, 490 So.2d 625 (Fla. 1985).

Seller (Signature) and Buyer (Signature) acknowledge receipt of a copy of this page, which is Page 1 of 4.

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	Yes	No	Don't Know
4. Plumbing			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased?			
(d) Do you have a <input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: _____			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is <u>7</u> years OR date installed <u>2018</u>			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

Seller (M) (M) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 4.
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	Yes	No	Don't Know
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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: _____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____			

9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____			

10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.06, Florida Statutes?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
(e) Have you ever had any claims filed against your homeowner's Insurance Policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller (DR) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 4.
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- | | Yes | No | Don't Know |
|--|--------------------------|-------------------------------------|--------------------------|
| (f) Are there any zoning violations or nonconforming uses? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are there any zoning restrictions affecting improvements or replacement of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Do any restrictions other than association or flood area requirements, affect improvements or replacement of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are any improvements located below the base flood elevation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Have any improvements been constructed in violation of applicable local flood guidelines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Have any improvements to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any active permits on the Property that have not been closed by a final inspection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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? Yes No Don't Know
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: *Tyus Ferguson* / TYUS FERGUSON Date: 1/3/26
(signature) (print)

Seller: *Michelle Marie Ferguson* / Michelle Marie Ferguson Date: 03/15/2026
(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 *[Signature]* and Buyer acknowledge receipt of a copy of this page, which is Page 4 of 4.
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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, Tyrus Andrew Ferguson, Michelle Marie Ferguson, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 1099 Meadowbrook Rd NE, Palm Bay, FL 32905

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: Tyrus Andrew Ferguson Tyrus Andrew Ferguson Date: 03/15/2026
 Seller: Michelle Marie Ferguson Michelle Marie Ferguson Date: 03/15/2026

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



PERSONAL PROPERTY INVENTORY

Seller 1: <i>THOMAS FERGUSON</i>	Seller 2: <i>MICHELLE FERGUSON</i>
Property Address: 1099 Meadowbrook Rd NE Palm Bay, FL 32905	

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): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas ----- OR ----- INDUCTION	✓		
Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas ----- AND -----			✓
Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas			✓
Refrigerator with Freezer	✓		
Microwave Oven	✓		
Dishwasher	✓		
Disposal	✓		
Water Softener Purifier <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓		
Bar Refrigerator			✓
Separate Refrigerator Freezer Stand Alone Ice Maker		✓	
Wine Cooler	✓		
Compactor			✓
Washer NO		✓	
Dryer: NO Electric <input type="checkbox"/> Gas <input type="checkbox"/>		✓	
Chandelier/Hanging Lamp Qty <u>1</u>	✓		
Ceiling Paddle Fan Qty <u>5</u>	✓		
Sconce(s): Qty <u>4</u>	✓		
Draperies: Qty ___ Rods: Qty ___			✓
Plantation Shutters: Qty <u>8</u>	✓		
Shades Blinds: Qty ___			✓
Mirrors Location: PATHS	✓		
Fireplace(s) Qty <u>1</u> ELECTRIC <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both	✓		
Boat Lift: Weight ___ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			✓
Appliances Leased Describe:			✓
Pool Table Game Table			✓

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> <input checked="" type="checkbox"/> Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	✓		
Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas			✓
Storm Shutters Panels: <input type="checkbox"/> Electric <input type="checkbox"/> Manual <input type="checkbox"/> Both			✓
Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			✓
Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✓
Central Vac System Equip + Accessories			✓
Security Gate Remotes(s): Qty ___			✓
Garage Door Opener(s): Qty <u>1</u>	✓		
Garage Door Remote(s): Qty <u>2</u>	✓		
Smart Doorbell	✓		
Smart Thermostat(s) Qty ___	✓		
Summer Kitchen Grill			✓
Pool: <input checked="" type="checkbox"/> Salt <input type="checkbox"/> Chlorine	✓		
Pool Heater: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec <input type="checkbox"/> 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 <u>1</u> TV Mounts: Qty <u>4</u>	✓		
Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Cameras: <input type="checkbox"/> Yes <input type="checkbox"/> No			✓
Surround Sound (With Components) Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No			✓
Satellite Dish TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned			✓
Other Notes:			

Seller 1: *Thomas Ferguson* Date: 1/3/26 Buyer 1: _____ Date: _____
 Seller 2: *Michelle Ferguson* Date: 1/3/24 Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

Property Information

Address: 1099 MEADOWBROOK RD N.E. PALM BAY, FL 32905		
Home Warranty: Yes <input checked="" type="radio"/> No <input checked="" type="radio"/>	If yes, Company Number:	
Lawn Service Number:	Pool Company Number: AQUA RESCUE POOL SERVICE 321-593-8099	
Pest Company Number: TERMINIX	Termite Company Number:	Transferable Bond: Yes <input type="radio"/> No <input type="radio"/>

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
	M&TK		WB
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
	400	0	120
Water Source: <input checked="" type="radio"/> City Water <input type="radio"/> Well	Sprinkler System Runs On: <input checked="" type="radio"/> Well <input type="radio"/> City		Reclaimed <input type="radio"/>
Plumbing Source: <input checked="" type="radio"/> Sewer <input type="radio"/> Septic	Septic Location:		

Property Specifics

Roof Age: 2018	Heating & A/C System Age: Blower motor 2025 2020	Water Heater Age: 2023
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
Type of Flooring: LUXURY VINYL PLANK	Type of Countertops: QUARTZ	
Property Features Updates Year: REMODELED POOL + ENCLOSURE PAVERS DRIVEWAY & RV PARKING RV PARKING w/ 50 AMP SERVICE NEWER APPLIANCES FIRE PIT & GAZEBO AREA FRESH PAINTED EXTERIOR PLANTATION SHUTTERS		

Are You Providing a Copy of:

Wind Mitigation: <input checked="" type="radio"/> Yes <input type="radio"/> No	Four-Point Inspection: Yes <input type="radio"/> No <input checked="" type="radio"/>	Survey: Yes <input type="radio"/> No <input checked="" type="radio"/>
Insurance Declaration Page: Yes <input checked="" type="radio"/> No <input type="radio"/>	Approximate Insurance Cost Per Year: \$ 4,000	

Seller 1 Signature: [Signature] Date: 1/3/26
 Seller 2 Signature: [Signature] Date: 1/3/26

