

Buyer Info Packet

608 MAR BRISA CT #U608

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COMPASS

Seller's Property Disclosure Waiver for Exclusive Right of Sale Listing Agreements

Property Address: 608 MAR BRISA CT UNIT U-608 SATELLITE BEACH FL 32937

Listing Date: August 10, 2026

Seller Name(s): SUSAN ESCHARTE REVOCABLE LIVING TRUST

Compass Agent Name: DEWAYNE CARPENTER

☐ 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.

Susan Escharte 9/2/2026 Dewayne Carpenter September 3, 2026
Seller Signature Date Listing Agent Signature Date

Seller Signature Date

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, SUSAN ESCHARTÉ REVOCABLE LIVING TRUST, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 608 MAR BRISA CT UNIT U-608 SATELLITE BEACH FL 32937

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: Susan Escharte

Date: 9/2/2026

Seller: _____

Date: _____

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

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

SUSAN ESCHARTE REVOCABLE LIVING TRUST (SELLER)
and _____ (BUYER)
concerning the Property described as 608 MAR BRISA CT UNIT U-608 SATELLITE BEACH FL 32937

Buyer's Initials _____

Seller's Initials SE

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Mar Brisa Villas
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 548 PER Month. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE _____

BUYER _____

DATE _____

BUYER _____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)**PART B.**

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE): ☐ is ☒ is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than _____ (if left blank, then 5) days prior to Closing. Within _____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.
2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**
 - (a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ _____	per _____	for _____	to _____
\$ _____	per _____	for _____	to _____
\$ _____	per _____	for _____	to _____
\$ _____	per _____	for _____	to _____
 - (b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE): ☐ Buyer ☐ Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**
 - (c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Advanced Property management
 Contact Person Michael McQueen
 Phone 321-636-4889
 Email _____

 Contact Person Ray Young HOA President
 Phone _____
 Email president.marbrisa@gmail.com

Additional contact information can be found on the Association's website, which is:

www. _____



HOA Information

Required Information for Prospective Buyers

Property Information

Address:	608 MAR BRISA CT UNIT U-608 SATELLITE BEACH FL 32937
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HOA Information

Property Management Company:	Property Management Website:		
Advanced Property Mngmnt			
Contact Name:	Contact Phone Number:	Contact Email:	
Michael McClun	321-636-4889		
Community/Association Website:	HOA Fees Frequency:	What does the Association Fee Include?	
	\$548/mo		
Community Amenities:	55+ Community:		Yes ☐ No ☒
Pending Assessments:	Yes ☐ No ☒	If Yes, Explain and Provide the Assessment Amount:	

Buyer Information

Buyer Approval:	Yes ☐ No ☒	**If Yes, Please Provide the Form**	Buyer Approval Fee Amt:	Buyer Approval Acceptance Period:
First Right of Refusal:	Yes ☐ No ☒	**If Yes, Please Provide the Form**	First Right of Refusal Fee Amt:	First Right of Refusal Acceptance Period:
			—	—

Rental Restrictions

Rentals Allowed:	Yes ☒ No ☐	Tenant Approval:	Yes ☒ No ☐	**If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 st Year:	Yes ☐ No ☒	Rental Period Minimum:	3 months		
		Additional Info:			

Misc Restrictions

Pet Restrictions:	Yes ☒ No ☐	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:
		2 cats / 2 dogs	Not exceeding 30 lbs 1 cat / 1 dog > 50 lbs	Dogs / cats
In-Ground Pool Installs Allowed:	Yes ☐ No ☒	RV/Boat Parking Allowed:	Yes ☐ No ☒	Fencing Allowed:
			Yes ☐ No ☒	Truck Parking Allowed:
	Yes ☐ No ☒	Explain Special Sign Requirements:	For Condo's, Specific Location for Lockbox Placement:	
For Sale Signs Allowed:				

Required Documentation – The Agent Must Receive the Following Documentation within 72 hours of the Signed Listing Agreement

Email the Following Documents Directly to Your Agent OR to Listings@CarpenterKessel.com:
Declarations
Rules & Regulations
By Laws
Amendments
Financial Documents Including Budget & Reserves (Condos Only)
Meeting Minutes - Last Three Meetings (Condos Only)

Seller 1 Signature: Susan EscherteDate: 9/2/2026

Seller 2 Signature: _____

Date: _____



V4/20



CARPENTER | KESSEL
HOMESELLING TEAM

FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:			
608 MAR BRISA CT UNIT U-608 SATELLITE BEACH FL 32937			
Home Warranty:	Yes	No	If yes, Company Number:
		X	
Lawn Service Number:	Included in HOA		Pool Company Number:
			Included in HOA
Pest Company Number:	Termite Company Number:		Transferable Bond: Yes No
Included in HOA	Company comes out 1xmonth(Owners Contact)		X

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
	Mon/Thurs		Tuesday
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
	\$92-\$100		
Heat Source:	Electric	Gas	
		X	
Water Source:	City Water	Well	
	X		
Sprinkler System Runs On:	Well	City	Reclaimed
		X	
Plumbing Source:	Sewer	Septic	Septic Location:
	X		

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
	3 years	
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
		Wooden fence across back of property
Type of Flooring:	Type of Countertops:	
Harwood. Stairs are carpeted	Quartz	
Property Features Updates Year:		
Flooring 2022		

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: Susan Echarte Date: September 4, 2026

Seller 2 Signature: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

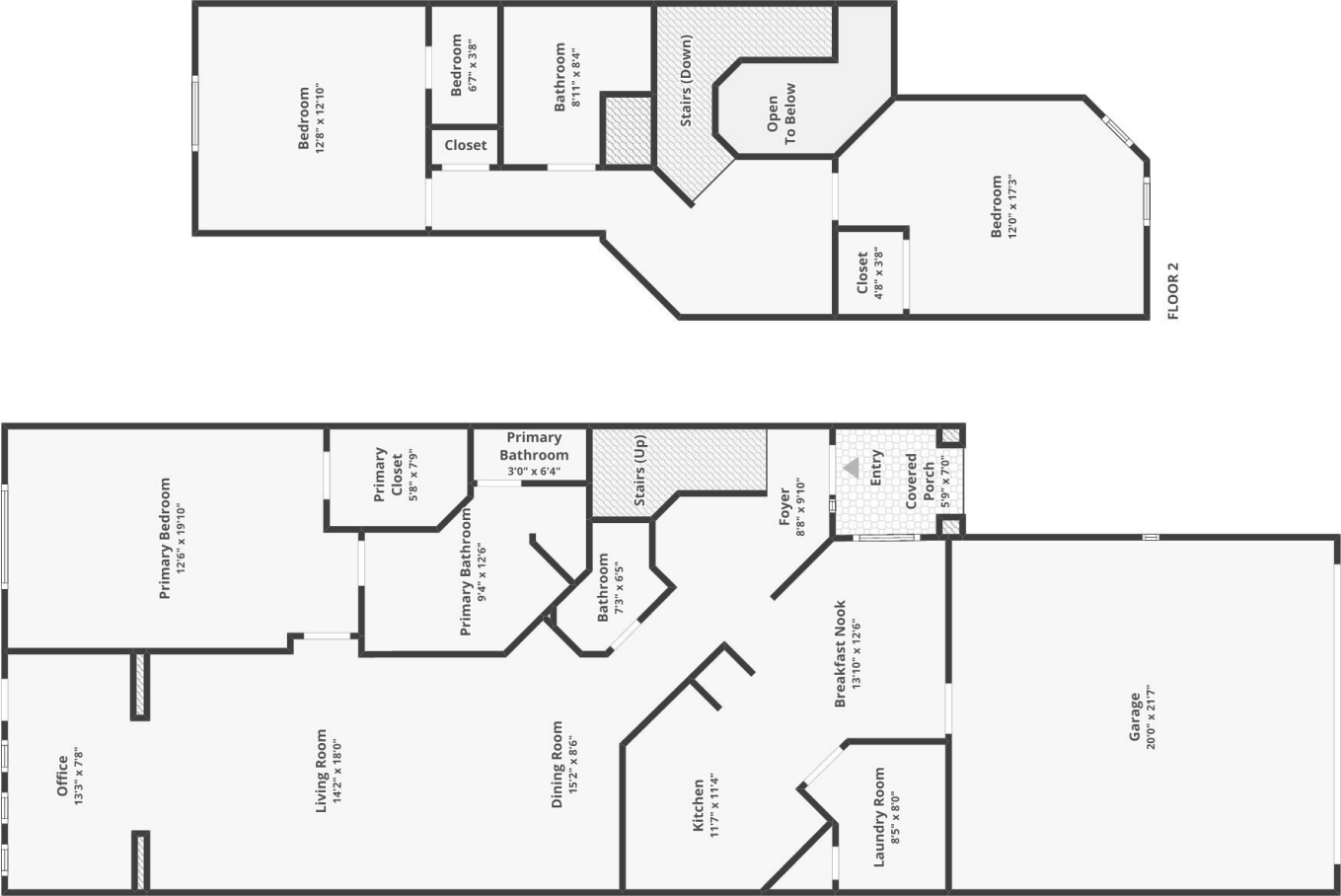
Important Information for Prospective Buyers

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.)

Seller 1 Signature: Susan Echaste Date: September 4, 2026

Seller 2 Signature: _____ Date: _____



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