

Buyer Info Packet

245 Stewart Dr. Merritt Island, FL 32952

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

Property Address: 245 Stewart Dr. Merritt Island, FL 32952

Listing Date: March 16, 2026

Seller Name(s): Rebecca Rauhofer

Compass Agent Name: Zack Spurlock

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.

Rebecca Rauhofer Mar 16, 2026
Seller Signature Date

Zack Spurlock Mar 16, 2026
Listing Agent Signature Date

Samuel P. Brock
Seller Signature *as Presumptive* Date
Personal Rep, Estate of
Hunter Rauhofer

Seller's Property Disclosure Update

Seller makes the following disclosure regarding the property described as: 245 Stewart Dr. Merritt Island, FL 32952

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

Instructions to Seller: If the information set forth in a previously provided disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of the date signed below.

NO PROPERTY DISCLOSURE AVAILABLE. SELLER HAS NOT LIVED IN HOME IN SEVERAL YEARS.

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: Rebecca Rauhofer / Rebecca Rauhofer Date: March 16, 2026
 (signature) (print)

Seller: Samuel D. Bles / Hunter Rauhofer Date: _____
 (signature) as President (print)
Residential Rep
Estate of Hunter Rauhofer

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this revised disclosure statement.

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer: _____ / _____ Date: _____
 (signature) (print)

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, Rebecca Rauhofer Hunter Rauhofer, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 245 Stewart Dr. Merritt Island, FL 32952

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: Rebecca Rauhofer Date: March 16, 2026

Seller: Samuel A. Black *as Presumptive Personal Rep., Estate of Hunter Rauhofer* 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:

_____ **Rebecca Rauhofer** _____ Hunter Rauhofer _____ (SELLER)
and _____ _____ (BUYER)
concerning the Property described as _____ 245 Stewart Dr. Merritt Island, FL 32952 _____

Buyer's Initials _____ Seller's Initials RR SAB

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 _____ Hacienda Del Sol Estates _____
(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 \$ 250 PER YEAR. 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:

\$ 250.00 per YEAR for HOA 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:

Hacienda Del Sol Estates
Contact Person Dough Smith, HOA President **Contact Person** _____
Phone 321-459-2620 **Phone** _____
Email dsmith7437@cfl.rr.com **Email** _____

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

www. _____



HOA Information

Required Information for Prospective Buyers

Property Information

Address: 245 Stewart Dr. Merritt Island, FL 32952

HOA Information

Property Management Company: Hacienda Del Sol Estates		Property Management Website:	
Contact Name: Dough Smith, HOA President	Contact Phone Number: 321-459-2620	Contact Email: dmith7437@cfl.rr.com	
Community/Association Website:	HOA Fees Frequency: \$250/Yearly	What does the Association Fee Include?	
Community Amenities:		55+ Community:	Yes No <input checked="" type="checkbox"/>
Pending Assessments:	Yes No	If Yes, Explain and Provide the Assessment Amount:	

Buyer Information

Buyer Approval:	Yes No <input checked="" type="checkbox"/>	**If Yes, Please Provide the Form**	Buyer Approval Fee Amt:	Buyer Approval Acceptance Period:
First Right of Refusal:	Yes No <input checked="" type="checkbox"/>	**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:	Additional Info:		

Misc Restrictions

Pet Restrictions:	Yes No	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:			
In-Ground Pool Installs Allowed:	Yes No <input checked="" type="checkbox"/>	RV/Boat Parking Allowed:	Yes No	Fencing Allowed:	Yes No	Truck Parking Allowed:	Yes No
For Sale Signs Allowed:	Yes No <input checked="" type="checkbox"/>	Explain Special Sign Requirements: Residential Yard Sign		For Condo's, Specific Location for Lockbox Placement:			

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: Rebecca Rauhofer Date: March 16, 2026

Seller 2 Signature: James P. Block Date: _____
as Presumptive Personal Rep. Estate of Hunter Rauhofer



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

Property Information

Address: 245 Stewart Dr. Merritt Island, FL 32952
Home Warranty: Yes No (No checked)
Lawn Service | Number: Pool Company | Number:
Pest Company | Number: Termite Company | Number: Transferable Bond: Yes No

Utility Information

Trash Pick-Up Days Trash: Yard: Recycle:
Approximate Utility Cost Per Month Electric: Gas: Water: Heat Source: Electric Gas
Water Source: City Water Well (City Water checked) Sprinkler System Runs On: Well City Reclaimed (Well checked)
Plumbing Source: Sewer Septic (Septic checked) Septic Location:

Property Specifics

Roof Age: Approx. 10 years Heating & A/C System Age: 4 A/C systems (2011, 2012) Water Heater Age:
Water Depth at Dock: Waterfront Footage: Type of Fencing:
Type of Flooring: Travertine, Tile, Wood, Carpet Type of Countertops:
Property Features | Updates | Year:

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: Rebecca Rauhof Date: March 16, 2026
Seller 2 Signature: Samuel D. Block as Personal Rep, Estate of Hunter Rauhof Date:



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

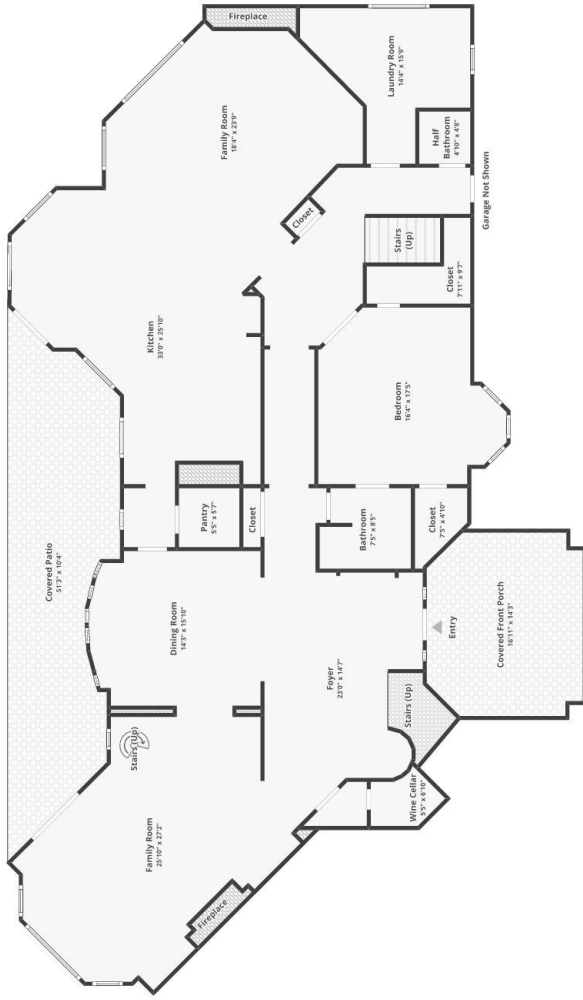
Property Defects

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.)

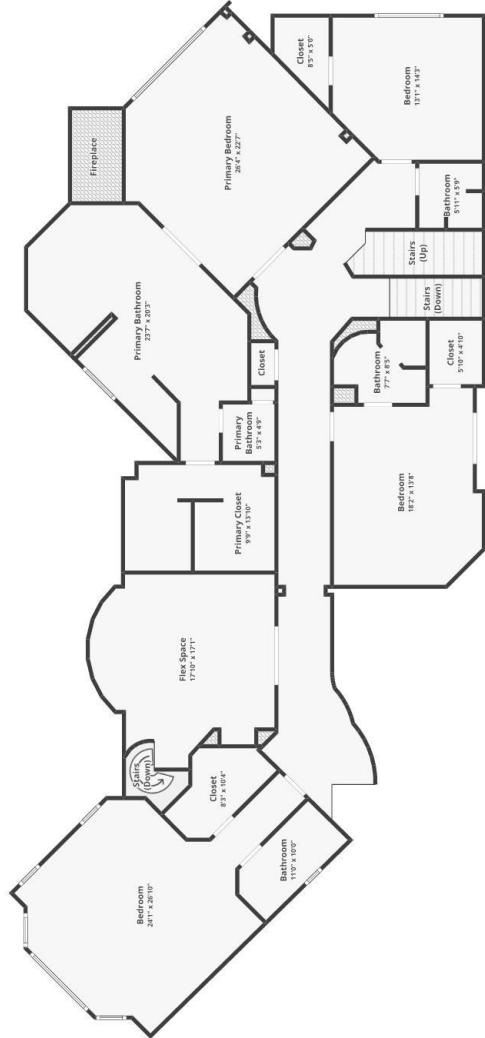
[Empty box for listing property defects]

Seller 1 Signature: Rebecca Bauhofer Date: March 16, 2026

Seller 2 Signature: Samuel A. Block ^{as Presumptive} _{estate of Hunter Bauhofer} Date: _____



FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4