

Buyer Info Packet

107 Esther Drive, Cocoa Beach, FL 32931

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

Property Address: 107 Esther Drive Cocoa Beach, FL 32931

Listing Date: February 23, 2026

Seller Name(s): Darius Yousef Panahpour, Richard Shane Johnson, and Sara Renee Logan

Compass Agent Name: Andrew Barclay

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.

DocuSigned by:
Darius Panahpour 2/23/2026
659A054604B744A
Seller Signature Date

Signed by:
Andrew Barclay 2/23/2026
Listing Agent Signature Date

Signed by:
Sara Renee Logan 2/23/2026
Seller Signature Date

Signed by:
Richard Shane Johnson 2/24/2026
09CF926068B8410...

DocuSign Envelope ID: A633C5BD-7E32-499C-9B6A-03A30B425BA7

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, Darius Yousef Panahpour, Richard Shane Johnson, and Sara Renee Logan, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 107 Esther Drive Cocoa Beach, FL 32931

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: DocuSigned by: Darius Panahpour Date: 2/23/2026

Seller: Signed by: 659AD54604B744A... Sara Renee Logan Date: 2/23/2026

Signed by: 09CF926068B8410... Richard Shane Johnson 2/24/2026

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

