

Buyer Info Packet

4219 - 4221 Hwy A1A

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COMPASS

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

Property Address: 4219 & 4221 HIGHWAY A1A MELBOURNE BEACH FL 32951

Listing Date: July 31, 2026

Seller Name(s): The Estate of Shirley J. Van Gilder

Compass Agent Name: Dewayne Carpenter

☐ **Option 1:**

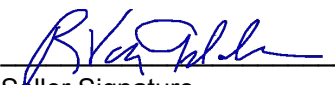
The Seller(s) above hereby acknowledge that they will complete and execute a Seller Property Disclosure for the above-referenced Property. This Disclosure must be completed prior to the acceptance of an executed purchase agreement.

☒ **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.

Lisa D. van Gilder, Co-Personal Representative Oct 26, 2026
Seller Signature Date

Dewayne Carpenter Oct 27, 2026
Listing Agent Signature Date

 Oct 26, 2026
Seller Signature Date

 October 26, 2026

BBI Trust Co., N.A., by Griffin Nakagawa, Managing Director October 27, 2026

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between The Estate of Shirley J. Van Gilder (SELLER) and _____ (BUYER) concerning the Property described as 4219 & 4221 HIGHWAY A1A MELBOURNE BEACH FL 32951

Buyer's Initials _____

Seller's Initials LVG RVS

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)

CM

LVG RVS (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.

CM

LVG RVS (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)

DC (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.

Lisa D. Van Gilder, Co-personal Representative

SELLER

October 26, 2026

Date

BUYER

Date

SELLER

October 26, 2026

Date

BUYER

Date

Denayene Carpenter

Listing Licensee

October 27, 2026

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.

Juli K. Seltzer

October 26, 2026

BBH Trust Co., N.A., by Caitlin Malagone, Managing Director

October 27, 2026

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, The Estate of Shirley J. Van Gilder, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 4219 & 4221 HIGHWAY A1A MELBOURNE BEACH FL 32951

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

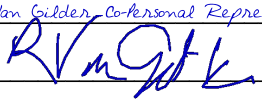
FLOOD DISCLOSURE

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: Lisa D. Van Gilder, Co-Personal Representative

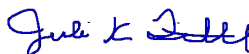
Date: October 26, 2026

Seller: 

Date: October 26, 2026

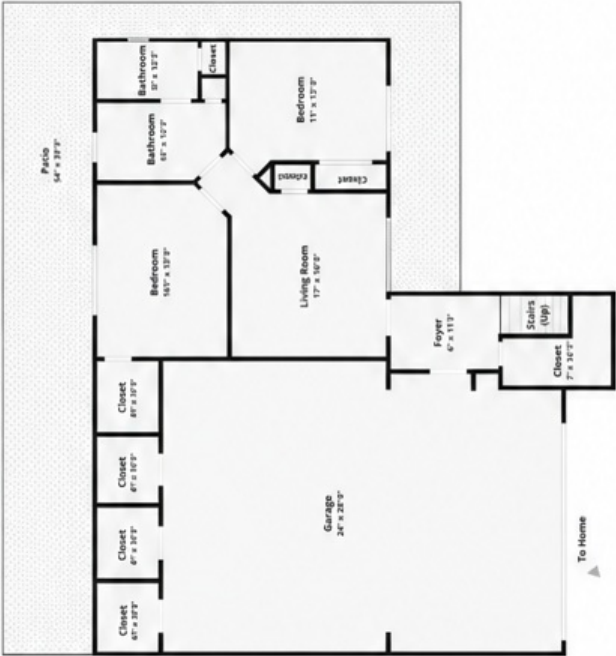
Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

BBH Trust Co., N.A., by Cathie Malangone, Managing Director

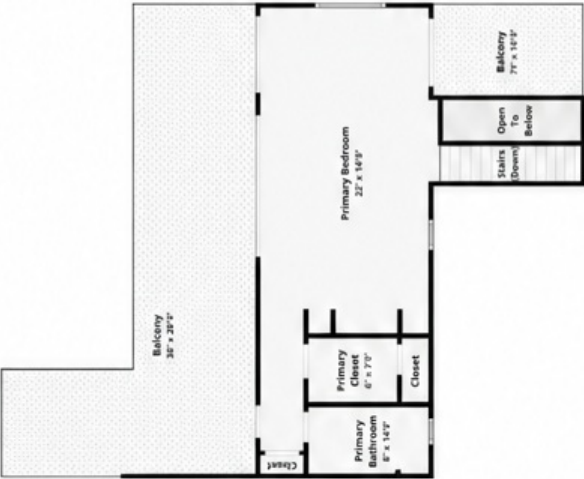


October 27, 2026

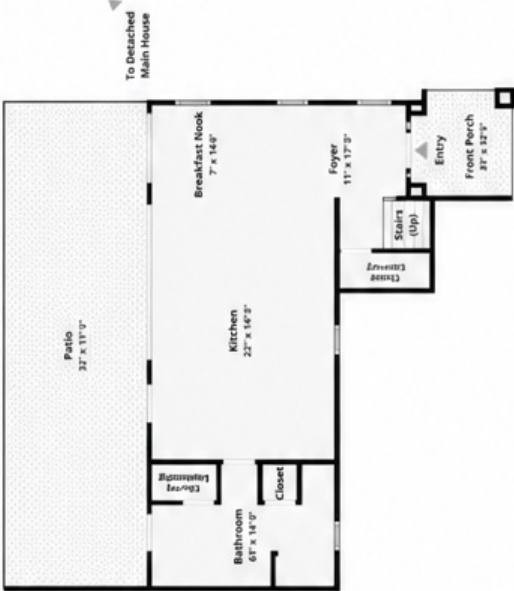
October 26, 2026



MAIN HOUSE FLOOR 1



GUEST HOUSE FLOOR 2



GUEST HOUSE FLOOR 1



MAIN HOUSE FLOOR 2

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