

# Buyer Info Packet

345 Dorset Dr. Cocoa Beach, FL 32931

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# COMPASS

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

**Property Address:** 345 Dorset Dr. Cocoa Beach, FL 32931

**Listing Date:** Feb 4, 2026

**Seller Name(s):** Neal P. Spurlock III *NPSS* Leesa L. Spurlock

**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.

Neal P. Spurlock III May 21, 2025  
Seller Signature Date

Zack Spurlock May 20, 2025  
Listing Agent Signature Date

Leesa L. Spurlock May 21, 2025  
Seller Signature Date

## 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 Neal P. Spurlock II (SELLER) and Leesa L. Spurlock (BUYER) concerning the Property described as 345 Dorset Dr. Cocoa Beach, FL 32931

**Buyer's Initials** \_\_\_\_\_

**Seller's Initials** npsII LLS

### AA. LICENSEE DISCLOSURE OF PERSONAL INTEREST IN PROPERTY

Neal P. Spurlock II has an active or inactive real estate license and has a personal interest in the Property (specify if licensee is related to a party, or is acting as Buyer or Seller, etc.) Seller



## 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, Neal P. Spurlock III Leesa L. Spurlock, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 345 Dorset Dr. 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: Neal P. Spurlock III

Date: February 4, 2026

Seller: Leesa L. Spurlock

Date: February 4, 2026

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



## PERSONAL PROPERTY INVENTORY

Seller 1: Neal P. Spurlock II	Seller 2: Leesa L. Spurlock
Property Address: 345 Dorset Dr. Cocoa Beach, FL 32931	

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	Item	Yes	No	N/A
Range (Oven & Cooktop): <input type="checkbox"/> Electric <input type="checkbox"/> Gas ----- OR -----			✗	Water Heater(s): <input type="checkbox"/> Qty _____ ____ Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	✗		
Wall Oven(s): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas ----- AND -----	✗			Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas			✗
Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	✗			Storm Shutters   Panels: Impact Windows <input type="checkbox"/> Electric <input type="checkbox"/> Manual <input type="checkbox"/> Both			✗
Refrigerator with Freezer			✗	Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			✗
Microwave Oven	✗			Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✗
Dishwasher	✗			Central Vac System   Equip + Accessories			✗
Disposal	✗			Security Gate Remotes(s): Qty _____			✗
Water Softener   Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✗	Garage Door Opener(s): Qty _____	✗		
Bar Refrigerator			✗	Garage Door Remote(s): Qty 1	✗		
Separate Refrigerator   Freezer   Stand Alone Ice Maker			✗	Smart Doorbell			✗
Wine Cooler			✗	Smart Thermostat(s) Qty _____			✗
Compactor			✗	Summer Kitchen Grill			✗
Washer	✗			Pool: <input checked="" type="checkbox"/> Salt <input type="checkbox"/> Chlorine	✗		
Dryer: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	✗			Pool Heater: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec <input type="checkbox"/> Solar	✗		
Chandelier/Hanging Lamp Qty _____			✗	Hot Tub   Spa: Heated: Yes No			✗
Ceiling   Paddle Fan Qty _____	✗			Pool Cleaning Equipment			✗
Sconce(s): Qty _____			✗	Pool - Child Fence   Barrier			✗
Draperies: Qty _____ Rods: Qty _____			✗	Storage Shed	✗		
Plantation Shutters: Qty _____	✗			Potted Plants   Lawn Ornaments   Fountains			✗
Shades   Blinds: Qty _____	✗			Intercom			✗
Mirrors   Location:	✗			TV's: Qty _____ TV Mounts: Qty _____			✗
Fireplace(s) Qty _____ <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			✗	Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Cameras: <input type="checkbox"/> Yes <input type="checkbox"/> No			✗
Boat Lift: Weight _____ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			✗	Surround Sound (With Components) Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No	✗		
Appliances Leased Describe:			✗	Satellite Dish   TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned			✗
Pool Table   Game Table			✗	Other   Notes:			

Seller 1: Neal P. Spurlock II Date: May 21, 2025

Seller 2: Leesa L. Spurlock Date: May 21, 2025

Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_



### FREQUENTLY ASKED QUESTIONS

#### Important Information for Prospective Buyers

#### Property Information

Address:		345 Dorset Dr. Cocoa Beach, FL 32931	
Home Warranty: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, Company   Number:		
Lawn Service   Number:		Pool Company   Number:	
Pest Company   Number:		Termit Company   Number:	Transferable Bond: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:			
Approximate Utility Cost Per Month		Electric:	Gas:	Water:	Heat Source:	Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/>
Water Source:	City Water <input checked="" type="checkbox"/> Well <input type="checkbox"/>	Sprinkler System Runs On:		Well <input type="checkbox"/> City <input type="checkbox"/> Reclaimed <input checked="" type="checkbox"/>		
Plumbing Source:	Sewer <input type="checkbox"/> Septic <input checked="" type="checkbox"/>	Septic Location:				

#### Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
2004	2021	2025
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
		Wood & Stucco
Type of Flooring:	Type of Countertops:	
Tile, New carpet		Granite in kitchen
Property Features   Updates   Year:		
--Screened saltwater heated pool		
--New Refrigerator		
--Private fenced backyard		
-- New Washer/Dryer		
--2 sheds		
--Brand new hot water heater		
--Newer a/c		
--Fresh interior paint		
--New carpet		
--Impact windows		
--New under slab plumbing		
--New Pool Chlorine free salt system		

#### Are You Providing a Copy of:

Wind Mitigation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Four-Point Inspection: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Survey: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Insurance Declaration Page: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Approximate Insurance Cost Per Year:	

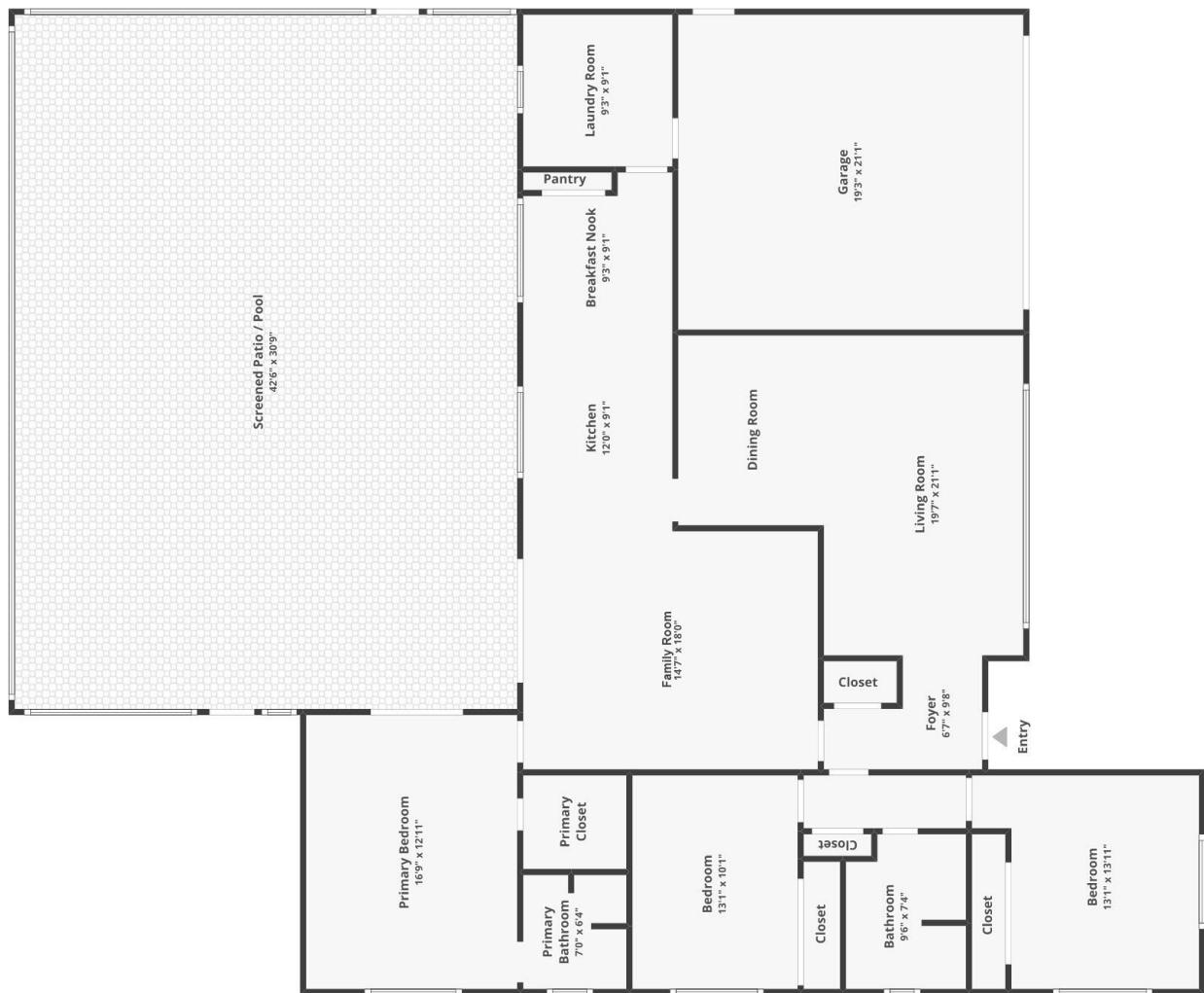
Seller 1 Signature: Neal P Spurlock II Date: May 21, 2025

Seller 2 Signature: Leesa L Spurlock Date: May 21, 2025

**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: Neal P. Spurlock, II Date: May 21, 2025  
Seller 2 Signature: Leigh L. Spurlock Date: May 21, 2025



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