

Buyer Info Packet

7155 S Hwy A1A
Melbourne Beach FL, 32951

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COMPASS

Seller's Property Disclosure Waiver

for Exclusive Right of Sale Listing Agreements

Property Address: 7155 HIGHWAY A1A MELBOURNE BEACH FL 32951

Listing Date: January 16, 2026

Seller Name(s): RICHARD F LAYO 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.

RICHARD F LAYO TRUSTEE Jan 15, 2026
Seller Signature Date

Denyene Carpenter Jan 15, 2026
Listing Agent 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, RICHARD F LAYO REVOCABLE LIVING TRUST, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 7155 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: 

Date: 1/15/26

Seller: _____

Date: _____

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

Seller 1: Richard F. Layo

Seller 2:

Property Address: 7155 HIGHWAY A1A MELBOURNE BEACH FL 32951

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 checked="" type="checkbox"/> Gas ----- OR -----	X			Water Heater(s): Qty <u>1</u> ----- Tankless <input type="checkbox"/> Gas <input type="checkbox"/> Electric	X		
Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas ----- AND -----				Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas			
Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas				Storm Shutters Panels: <input type="checkbox"/> Electric <input type="checkbox"/> Manual <input type="checkbox"/> Both			
Refrigerator with Freezer	X			Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			
Microwave Oven	X			Propane Tank: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	X		
Dishwasher	X			Central Vac System Equip + Accessories	X		
Disposal	X			Security Gate Remotes(s): Qty <u>1</u>			
Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased				Window/Door Screen(s): Qty <u>1</u>			
Bar Refrigerator	X			Garage Door Remote(s): Qty <u>1</u>	X		
Separate Refrigerator Freezer Stand Alone Ice Maker				Smart Doorbell			
Wine Cooler	X			Smart Thermostat(s) Qty <u>2</u>	X		
Compactor				Summer Kitchen Grill			
Washer <u>2</u>	X			Pool: <input type="checkbox"/> Salt <input type="checkbox"/> Chlorine			X
Dryer: <input type="checkbox"/> Electric <input type="checkbox"/> Gas	X			Pool Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Elec <input type="checkbox"/> Solar			X
Chandelier/Hanging Lamp Qty <u>1</u>				Hot Tub Heated: Yes No			X
Ceiling Paddle Fan Qty <u>6</u>	X			Spa:			
Sconce(s): Qty <u>1</u>				Pool Cleaning Equipment			X
Draperys: Qty <u>1</u> Rods: Qty <u>1</u>				Pool - Child Fence Barrier			X
Plantation Shutters: Qty <u>1</u>				Storage Shed			
Shades Blinds: Qty <u>1</u>				Potted Plants Lawn Ornaments Fountains			
Mirrors Location:				Intercom			
Fireplace(s) Qty <u>1</u> ----- Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both	X			TV's: Qty <u>3</u> TV Mounts: Qty <u>1</u>	X		
Boat Lift: Weight <u>1</u>				Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			X
Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual				Cameras: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			X
Appliances Leased				Surround Sound (With Components)			
Describe:				Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Pool Table Game Table				Satellite Dish TV Antenna ----- Leased <input type="checkbox"/> Owned			
Other Notes:							

Seller 1: Richard F. Layo Date: 11/15/26

Seller 2: _____ Date: _____

Buyer 1: _____ Date: _____

Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

Property Information

Address:		7155 HIGHWAY A1A MELBOURNE BEACH FL 32951	
Home Warranty: Yes	No	If yes, Company Number:	
Lawn Service Number:		Pool Company Number:	
Down2Earth 321-961-7511 NA			
Pest Company Number: 321-674-1653		Termite Company Number: Same	Transferable Bond: Yes No
Bugs by Brian			

Utility Information

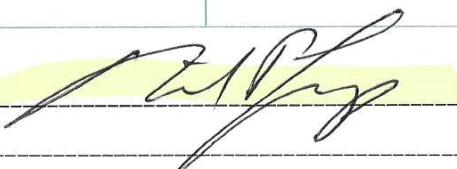
Trash Pick-Up Days	Trash:	Yard:	Recycle:
Sat, Wed		Wed	Wed
Approximate Utility Cost Per Month	Electric: 150.00	Gas: 75.00	Water: 75.00
Water Source:	City Water <input checked="" type="checkbox"/>	Well <input type="checkbox"/>	Sprinkler System Runs On: Well <input checked="" type="checkbox"/>
Plumbing Source:	Sewer <input checked="" type="checkbox"/>	Septic <input type="checkbox"/>	Septic Location: Front Yard

Property Specifics

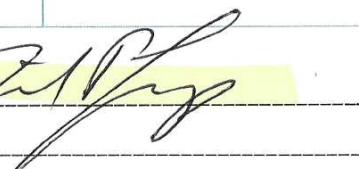
Roof Age:	2017	Heating & A/C System Age:	Replaced 2017 / 1 AC 2025	Water Heater Age:	2017 2025 New Tankless.
Water Level at Dock:	NA	Waterfront Footage:	100 Feet Ocean	Age of Seawall:	NA
Type of Flooring:	Tile		Type of Countertops:		
Type of Fencing:	Aluminum		Plumbing Pipe Type:	Windows/Door Type (impact, soundproof, etc.)	
Property Features Updates Year: Completely Renovated in June 2025					

Are You Providing a Copy of:

Wind Mitigation: Yes	No	Four-Point Inspection: Yes	No	Survey: Yes	No
Insurance Declaration Page: Yes		Approximate Insurance Cost Per Year:			

Seller 1 Signature: 

Date: 11/15/26

Seller 2 Signature: 

Date: _____

