Buyer Info Packet

4418 Sherwood Blvd

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Seller's Property Disclosure – Residential

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

Notice to Seller: Florida law[1] requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: **4418 Sherwood Blvd, Melbourne, FL 32935** (the "Property")

The Property is ☒owner occupied ☐tenant occupied ☐unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	☒	☐	☐
(b) Is seawall, if any, and dockage, if any, structurally sound?	☐	☐	☒
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	☒	☐	☐
(d) Does the Property have aluminum wiring other than the primary service line?	☐	☐	☒
(e) Are any of the appliances leased? If yes, which ones: _____	☐	☒	☐
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	☐	☒	☐
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	☐	☒	☐
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	☐	☒	☐
(b) Have past or present drainage or flooding problems affected the Property?	☐	☒	☐
(c) Is any of the Property located in a special flood hazard area?	☐	☒	☐
(d) Is any of the Property located seaward of the coastal construction control line?	☐	☒	☐
(e) Does your lender require flood insurance?	☐	☒	☐
(f) Do you have an elevation certificate? If yes, please attach a copy.	☐	☒	☐
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

[1] *Johnson v. Davis,* 480 So.2d 625 (Fla. 1985).

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	Yes	No	Don't Know
4. Plumbing			
(a) What is your drinking water source? ☒public ☐private ☐well ☐other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☐	☒	☐
(c) Do you have a water treatment system? If yes, is it ☐owned ☐leased?	☐	☒	☐
(d) Do you have a ☐sewer or ☐septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	☐	☒	☐
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	☐	☒	☐
(g) Have there been any plumbing leaks since you have owned the Property?	☒	☐	☐
(h) Are any polybutylene pipes on the Property?	☐	☐	☒
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: Plumbing break behind master bathroom, repaired and in good standing			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	☒	☐	☐
(b) The age of the roof is _____ years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	☐	☒	☐
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	☐	☒	☐
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	☐	☒	☐
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): ☐enclosure that meets the pool barrier requirements ☐approved safety pool cover ☐required door and window exit alarms ☐required door locks ☐none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	☐	☒	☐
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	☐	☒	☐
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no	☐	☒	☐
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

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	Yes	No	Don't Know
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) **Notice to Buyer:** If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.	☐	☒	☐
(b) Are there any proposed changes to any of the restrictions?	☐	☒	☐
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	☒	☐	☐
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	☐	☒	☐
(e) Are there boundary line disputes or easements affecting the Property?	☐	☒	☐
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	☐	☒	☐
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? ☐ yes ☐ no	☐	☒	☐
(h) Are access roads ☐private ☒public? If private, describe the terms and conditions of the maintenance agreement:			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: Shared fence			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	☒	☐	☐
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	☐	☒	☐
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	☐	☒	☐
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	☐	☒	☐
(e) If any answer to questions 9(b) - 9(d) is yes, please explain:			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	☐	☒	☐
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	☐	☒	☐
(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?	☐	☐	☒
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	☐	☒	☐
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	☐	☒	☐

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(f)	Are there any zoning violations or nonconforming uses?	☐	☒	☐
(g)	Are there any zoning restrictions affecting improvements or replacement of the Property?	☐	☒	☐
(h)	Do any zoning, land use or administrative regulations conflict with the existing use of the Property?	☐	☒	☐
(i)	Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?	☐	☒	☐
(j)	Are any improvements located below the base flood elevation?	☐	☒	☐
(k)	Have any improvements been constructed in violation of applicable local flood guidelines?	☐	☒	☐
(l)	Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?	☐	☒	☐
(m)	Are there any active permits on the Property that have not been closed by a final inspection?	☐	☒	☐
(n)	Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?	☐	☒	☐
(o)	If any answer to questions 10(a) - 10(n) is yes, please explain: _____			
	_____			
(p)	Is the Property located in a historic district?	☐	☒	☐
(q)	Is the Seller aware of any restrictions as a result of being located in a historic district?	☐	☒	☐
(r)	Are there any active or pending applications or permits with a governing body over the historic district?	☐	☒	☐
(s)	Are there any violations of the rules applying to properties in a historic district?	☐	☒	☐
(t)	If the answer to 10(q) – 10(s) is yes, please explain: _____			
	_____			

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

(a)	Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? **If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**	☐	☒	☐

12. ☐ **(If checked) Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

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** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: Danilo Damiani Pereira / **Danilo Damiani Pereira** Date: **Sep 15, 2026**
(signature) (print)

Seller: Kaitlin Oyer Pereira / **Kaitlin Oyer Pereira** Date: **Sep 15, 2026**
(signature) (print)

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

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

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

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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 **Danilo Damiani Pereira** **Kaitlin Oyer Pereira** (SELLER) and _____ (BUYER) concerning the Property described as 4418 Sherwood Blvd, Melbourne, FL 32935

Buyer's Initials _____ _____ ***Seller's Initials*** DDP KOP

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)

DDP KOP **(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.

DDP KOP **(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)

DT **(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.

Danilo Damiani Pereira	September 15, 2026		
SELLER	Date	BUYER	Date
Kaitlin Oyer Pereira	September 15, 2026		
SELLER	Date	BUYER	Date
Dinna Thornton	September 16, 2026		
Listing Licensee	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.

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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, **Danilo Damiani Pereira** **Kaitlin Oyer Pereira**, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: **4418 Sherwood Blvd, Melbourne, FL 32935**

_____.

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: Danilo Damiani Pereira Date: **September 15, 2026**

Seller: Kaitlin Oyer Pereira Date: **September 15, 2026**

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

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CARPENTER | KESSEL HOMESELLING TEAM

PERSONAL PROPERTY INVENTORY

Seller 1:	Seller 2:
Danilo Damiani Pereira	Kaitlin Oyer Pereira

Property Address: 4418 Sherwood Blvd, Melbourne, FL 32935

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
Range (Oven & Cooktop): X Electric ___Gas ---------- OR ----------	X		
Wall Oven(s): ___Electric ___Gas ---------- AND ----------			X
Cooktop: X Electric ___Gas	X		
Refrigerator with Freezer	X		
Microwave Oven	X		
Dishwasher	X		
Disposal			X
Water Softener | Purifier ___Owned ___Leased			X
Bar Refrigerator			X
Separate Refrigerator | Freezer | Stand Alone Ice Maker			X
Wine Cooler			X
Compactor			X
Washer	X		
Dryer: X Electric ___Gas	X		
Chandelier/Hanging Lamp Qty ___			X
Ceiling | Paddle Fan Qty 4	X		
Sconce(s): Qty___			X
Draperies: Qty___ Rods: Qty___			X
Plantation Shutters: Qty___			X
Shades | Blinds: Qty 11	X		
Mirrors | Location: Bathrooms	X		
Fireplace(s) Qty 1 ___Wood Burning ___Gas ___Both	X		
Boat Lift: Weight_____ Davits: ___Electric ___Manual			X
Appliances Leased Describe:			X
Pool Table | Game Table			X

Item	Yes	No	N/A
Water Heater(s): Qty___ ___Tankless ___Gas X Electric	X		
Generator: ___Electric ___Propane ___Natural Gas			X
Storm Shutters | Panels: ___Electric ___Manual ___Both			X
Awnings: ___Electric ___Manual			X
Propane Tank: ___Owned ___Leased			X
Central Vac System | Equip + Accessories			X
Security Gate Remotes(s): Qty___			X
Garage Door Opener(s): Qty___			X
Garage Door Remote(s): Qty___			X
Smart Doorbell			X
Smart Thermostat(s) Qty___			X
Summer Kitchen Grill			X
Pool: ___Salt ___Chlorine			X
Pool Heater: ___Gas ___ Elec ___Solar			X
Hot Tub | Spa: Heated: Yes No			X
Pool Cleaning Equipment			X
Pool – Child Fence | Barrier			X
Storage Shed	X		
Potted Plants | Lawn Ornaments | Fountains			X
Intercom			X
TV's: Qty___ TV Mounts: Qty___			X
Security System: ___Owned ___Leased Cameras: ___Yes ___No			X
Surround Sound (With Components) Speakers: ___Yes ___No			X
Satellite Dish | TV Antenna ___Leased ___Owned			X
Other | Notes:			X

Seller 1: Danilo Damiani Pereira **Date:** Sep 15, 2026 **Buyer 1:** _____ **Date:** _____

Seller 2: Kaitlin Oyer Pereira **Date:** Sep 15, 2026 **Buyer 2:** _____ **Date:** _____

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FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 4418 Sherwood Drive, Melbourne, FL 32935			
Home Warranty: Yes / No: X	**If yes, Company | Number:**		
Lawn Service | Number: NA	**Pool Company | Number:** NA		
Pest Company | Number: NA	**Termite Company | Number:** NA	**Transferable Bond:** Yes / No: X	

Utility Information

Trash Pick-Up Days	**Trash:** Tues & Fri	**Yard:** Fri	**Recycle:** Wed		
Approximate Utility Cost Per Month	**Electric:** 100-250	**Gas:** NA	**Water:** 80	**Heat Source:** Electric: X / Gas	
Water Source: City Water: X / Well	**Sprinkler System Runs On:** Well / City / Reclaimed				
Plumbing Source: Sewer: X / Septic	**Septic Location:** NA				

Property Specifics

Roof Age: 2022	**Heating & A/C System Age:** 2016	**Water Heater Age:** 2021
Water Depth at Dock: NA	**Waterfront Footage:** NA	**Type of Fencing:** Wood
Type of Flooring: Vinyl	**Type of Countertops:**	
Property Features | Updates | Year: Full Reno Sep 2024		

Are You Providing a Copy of:

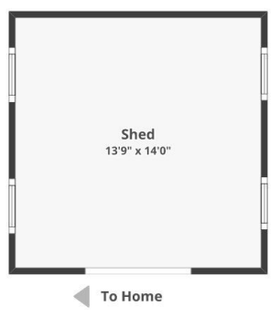
Wind Mitigation: Yes / No	**Four-Point Inspection:** Yes / No	**Survey:** Yes / No: X
Insurance Declaration Page: Yes / No	**Approximate Insurance Cost Per Year:** $2,500	

Seller 1 Signature: Danida Dominic Bowlin **Date:** September 20, 2026

Seller 2 Signature: Kaitlin Cyan Bowlin **Date:** September 20, 2026



FLOOR 1



DETACHED SHED

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