

Buyer Info Packet

171 Tramore Pl
Melbourne Beach FL, 32951

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COMPASS

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

Property Address: _____ 171 TRAMORE PLACE MELBOURNE BEACH, FL 32951-3147

Listing Date: _____ 1/29/2026

Seller Name(s): _____ JOSEPH W GUARINE JUDITH L GUARINE

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.

Judith L. Guarine _____
Seller Signature Date

DeWayne Carpenter _____ 1/29
Listing Agent Signature Date

Joseph W. Guarine _____
Seller 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, JOSEPH W GUARINE JUDITH L GUARINE, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 171 TRAMORE PLACE
MELBOURNE BEACH, FL 32951-3147.

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: Judith L. Guarine

Date: 1/30/26

Seller: Joseph W. Guarine

Date: 1/30/26

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

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

JOSEPH W GUARINE

JUDITH L GUARINE

(SELLER)

and _____

(BUYER)

concerning the Property described as _____

171 TRAMORE PLACE

MELBOURNE BEACH, FL 32951-3147

Buyer's Initials _____

Seller's Initials _____

JB Joseph Guarine

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For _____ Village of Tramore
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 325.00 PER MONTH. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE _____

BUYER _____

DATE _____

BUYER _____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)**PART B.**

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE): is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than _____ (if left blank, then 5) days prior to Closing. Within _____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.
2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**
(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:
\$ 325 per MONTH for _____ to _____
\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____
- (b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE): Buyer Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**
- (c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Village of Tramore

Contact Person Greg Green
Phone (913) 991-4948
Email region lead 2017@gmail.com

Contact Person _____
Phone _____
Email _____

Additional contact information can be found on the Association's website, which is:

www. _____



HOA Information

Required Information for Prospective Buyers

Property Information

Address:

171 TRAMORE PLACE MELBOURNE BEACH, FL 32951-3147

HOA Information

Property Management Company:

Village of Tramore HOA

Property Management Website:

Contact Name:

Greg Green

Contact Phone Number:

(913) 991-4948

Contact Email:

regionlead2017@gmail.com

stacy.sue.smith@gmail.com

Community/Association Website:

NA

HOA Fees | Frequency:

\$325 / month

What does the Association Fee Include?

Cable, Wifi, Grounds Maintenance, Landcare,

Community Amenities:

Gated Beach Access

55+ Community: Yes

Pending Assessments:

Yes

No

If Yes, Explain and Provide the Assessment Amount:

Buyer Information

Buyer Approval: Yes

No

If Yes, Please Provide the Form

Buyer Approval Fee Amt:

Buyer Approval Acceptance Period:

First Right of Refusal: Yes

No

If Yes, Please Provide the Form

First Right of Refusal Fee Amt:

First Right of Refusal Acceptance Period:

Rental Restrictions

Rentals Allowed: Yes

No

Tenant Approval: Yes

No

If Yes, Please Provide the Form

Tenant Approval Fee Amt:

Lease Allowed During 1st Year: Yes

No

Rental Period Minimum:

6 month

Additional Info:

Misc Restrictions

Pet Restrictions: Yes

No

Total # of Pets Allowed:

2

Weight Limit:

35 pounds

Type of Pets Allowed:

No Dangerous Breeds

In-Ground Pool Installs Allowed: Yes

No

RV/Boat Parking Allowed: Yes

No

Fencing Allowed: Yes

No

Yes

No

Truck Parking Allowed: Yes

No

For Sale Signs Allowed: Yes

No

Explain Special Sign Requirements:

For Condo's, Specific Location for Lockbox Placement:

Required Documentation – The Agent Must Receive the Following Documentation within 72 hours of the Signed Listing Agreement

Email the Following Documents Directly to Your Agent OR to Listings@CarpenterKessel.com:

Declarations

Rules & Regulations

By Laws

Amendments

Financial Documents Including Budget & Reserves (Condos Only)

Meeting Minutes - Last Three Meetings (Condos Only)

Seller 1 Signature: Judith L. Guarino

Date: 1/30/26

Seller 2 Signature: Joseph W. Guarino

Date: 1/30/26

CARPENTER | KESSEL
HOMESELLING TEAM

PERSONAL PROPERTY INVENTORY

Seller 1: JOSEPH W GUARINE	Seller 2: JUDITH L GUARINE
Property Address: 171 TRAMORE PLACE MELBOURNE BEACH, FL 32951-3147	

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

Seller 1: *Judith L. Guarine* Date: *1/30/26*

Seller 2: *Joseph W. Guarine* Date: *1/30/26*

Buyer 1: _____ Date: _____

Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:		171 TRAMORE PLACE MELBOURNE BEACH, FL 32951-3147	
Home Warranty: Yes	No	If yes, Company Number:	
Lawn Service Number:		Pool Company Number:	
HOA Manages		N/A	
Pest Company Number:		Termite Company Number:	
HOA Manages		Transferable Bond: Yes No	

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:	Wed
Wed & Sat				
Approximate Utility Cost Per Month		Electric:	Gas:	Water: 100-150
		X	X	40-60
Water Source: City Water Well		Sprinkler System Runs On: Well City Reclaimed		
Plumbing Source: Sewer Septic		Septic Location: N/A		

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
	2022	JAN 2023
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
N/A	N/A	N/A
Type of Flooring:	Type of Countertops:	
Vynil & Tile	Granite	

Property Features | Updates | Year:

Granite Countertops
Deeded Ocean Access

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: Julith L. Guarino Date: 1/30/26
 Seller 2 Signature: Joseph L. Guarino Date: 1/30/26

**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.)

Garbage Disposal - AS-IS

Seller 1 Signature: Judith L. Marin

Date: 1130/26

Seller 2 Signature: _____

Date: _____

