

Buyer Info Packet

4460 Vancouver Ave, Cocoa, FL 32926

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COMPASS

COMPASS

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

Property Address: 4460 Vancouver Ave, Cocoa, FL 32926

Listing Date: 10/10/2025

Seller Name(s): Thomas Jewel, AMBR

Compass Agent Name: Amanda McKnight

☐ 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.

Thomas Jewel Thomas Jewel, AMBR 10/01/2025
Seller Signature Date

Amanda McKnight Amanda McKnight 09/29/2025
Listing Agent Signature Date

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, Thomas Jewel, AMBR, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 4460 Vancouver Ave, Cocoa, FL 32926

Seller, please check the applicable box in paragraphs (1) and (2) 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 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.
- (2) Seller ☐ has ☒ has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) 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:
- The overflow of inland or tidal waters.
 - The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - Sustained periods of standing water resulting from rainfall.

Seller: Thomas Jewel Thomas Jewel, AMBR

Date: 10/01/2025

Seller: _____

Date: _____

Copy provided to Buyer on 10/10/2025 by ☒ email ☐ facsimile ☐ mail ☐ personal delivery.

