

Buyer Info Packet

680 Remington Green Dr. SE, Palm Bay, FL 32909

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COMPASS

COMPASS

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

Property Address: 680 Remington Green Dr SE, Palm Bay, FL 32909

Listing Date: 09/18/2026

Seller Name(s): Adam Alvarez

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.

eSign
Adam Alvarez
09/20/26 - 04:58 PM EDT
Seller Signature Adam Alvarez 09/20/2026
Date

eSign
Amanda McKnight
09/18/26 - 04:19 PM EDT
Listing Agent Signature Amanda McKnight 09/18/2026
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, Adam Alvarez, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 680 Remington Green Dr SE, Palm Bay, FL 32909

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:  Adam Alvarez

Date: 09/20/2026

Seller: _____

Date: _____

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

COMPASS

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:

_____ Adam Alvarez _____ (SELLER)
and _____ (BUYER)
concerning the Property described as 680 Remington Green Dr SE, Palm Bay, FL 32909

Buyer's Initials _____

Seller's Initials _____

AA

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 Fairway Crossing at Bayside Lakes

(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 \$569.00 PER quarter. 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 ☒ 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:

\$_____ per _____ 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:

Towers Management Group

Contact Person Monica
 Phone 321-733-3382
 Email monica@towersmgmt.com

Contact Person _____
 Phone _____
 Email _____

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

www. towersmgmt.com



HOA Information

Required Information for Prospective Buyers

Property Information

Address: 680 Remington Green Dr SE, Palm Bay, FL, 32909		
Property Management Company: Towers Management Group		Property Management Website: https://towersmgmt.com/
Contact Name: Monica Riley	Contact Phone Number: 1-866-301-7276	Contact Email: ClientServices@towersmgmt.com
Community/Association Website: https://client.spacecoastproperty.com/	HOA Fees Frequency: \$569, Quarterly	What does the Association Fee Include? Lawncare, Community Maintenance, Pest Control
Community Amenities: Pool/Gym, fishable ponds, walking paths previously used for Golf Course		55+ Community: Yes ☐ No ☒
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

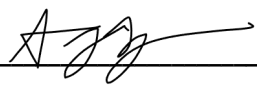
Rentals Allowed: Yes ☒ No ☐	Tenant Approval: Yes ☐ No ☒ **If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 st Year: Yes ☒ No ☐	Rental Period Minimum:	Additional Info:

Misc Restrictions

Pet Restrictions: Yes ☒ No ☐	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed: Non-aggressive dogs, any other domestic pets
In-Ground Pool Installs Allowed: Yes ☒ No ☐	RV/Boat Parking Allowed: Yes ☐ No ☒	Fencing Allowed: 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:  Date: 9/20/2026

Seller 2 Signature: _____ Date: _____


CARPENTER | KESSEL
 HOMESSELLING TEAM

PERSONAL PROPERTY INVENTORY

Seller 1: Adam Joseph Alvarez	Seller 2:
Property Address: 680 Remington Green Dr SE, Palm Bay, FL, 32909	

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): <u>X</u> Electric <u> </u> Gas <u>----- OR -----</u>	YES		
Wall Oven(s): <u> </u> Electric <u> </u> Gas <u>----- AND -----</u>			N/A
Cooktop: <u>X</u> Electric <u> </u> Gas	YES		
Refrigerator with Freezer	YES		
Microwave Oven	YES		
Dishwasher	YES		
Disposal	YES		
Water Softener Purifier <u> </u> Owned <u> </u> Leased			N/A
Bar Refrigerator			N/A
Separate Refrigerator Freezer Stand Alone Ice Maker	YES		
Wine Cooler			N/A
Compactor			N/A
Washer	YES		
Dryer: <u>X</u> Electric <u> </u> Gas	YES		
Chandelier/Hanging Lamp Qty <u>2</u>	YES		
Ceiling Paddle Fan Qty <u>5</u>	YES		
Sconce(s): Qty <u> </u>			N/A
Draperies: Qty <u>2</u> Rods Qty <u>1</u>	YES		
Plantation Shutters: Qty <u> </u>			N/A
Shades Blinds: Qty <u>8</u>	YES		
Mirrors Location: 3, bathrooms	YES		
Fireplace(s) Qty <u> </u> <u> </u> Wood Burning <u> </u> Gas <u> </u> Both			N/A
Boat Lift: Weight <u> </u> Davits: <u> </u> Electric <u> </u> Manual			N/A
Appliances Leased Describe:			N/A
Pool Table Game Table			N/A

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> <u>NO</u> Tankless <u> </u> Gas <u>X</u> Electric	YES		
Generator: <u> </u> Electric <u> </u> Propane <u> </u> Natural Gas			N/A
Storm Shutters Panels: <u> </u> Electric <u>X</u> Manual <u> </u> Both	YES		
Awnings: <u> </u> Electric <u> </u> Manual			N/A
Propane Tank: <u> </u> Owned <u> </u> Leased			N/A
Central Vac System Equip + Accessories			N/A
Security Gate Remotes(s): Qty <u>2</u>	YES		
Window/Door Screen(s): Qty <u>10</u>	YES		
Garage Door Remote(s): Qty <u>1</u>	YES		
Smart Doorbell			N/A
Smart Thermostat(s) Qty <u> </u>			N/A
Summer Kitchen Grill			N/A
Pool: <u> </u> Salt <u> </u> Chlorine			N/A
Pool Heater: <u> </u> Gas <u> </u> Elec <u> </u> Solar			N/A
Hot Tub Spa: Heated: Yes <u> </u> No <u> </u>			N/A
Pool Cleaning Equipment			N/A
Pool - Child Fence Barrier			N/A
Storage Shed			N/A
Potted Plants Lawn Ornaments Fountains			N/A
Intercom			N/A
TV's: Qty <u>1</u> TV Mounts: Qty <u> </u>		NO	
Security System: <u> </u> Owned <u> </u> Leased Cameras: <u> </u> Yes <u> </u> No			N/A
Surround Sound (With Components) Speakers: <u> </u> Yes <u> </u> No			N/A
Satellite Dish TV Antenna <u> </u> Leased <u> </u> Owned			N/A
Other Notes: Cat 5 Impact Windows (Qty: 7)	YES		

 Seller 1:  Date: **9/20/2026**

Buyer 1: _____ Date: _____

Seller 2: _____ Date: _____

Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 680 Remington Green Dr SE, Palm Bay, FL, 32909		
Home Warranty: Yes ☒ No	If yes, Company Number:	
Lawn Service Number: YES - Paid for/taken care of by HOA	Pool Company Number: N/A	
Pest Company Number: YES - Paid for/taken care of by HOA	Termite Company Number: N/A	Transferable Bond: Yes ☒ No

Utility Information

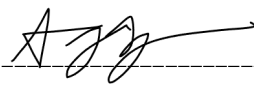
Trash Pick-Up Days: Trash: Tue/Fri Yard: Fri Recycle: Wed		
Approximate Utility Cost Per Month	Electric: \$190 Gas: N/A Water: \$105	Heat Source: Electric Gas
Water Source: City Water Well	Sprinkler System Runs On: Well City Reclaimed	
Plumbing Source: Sewer Septic	Septic Location: N/A	

Property Specifics

Roof Age: 19 yr	Heating & A/C System Age: 6 yr	Water Heater Age: 6 mo
Water Level at Dock: N/A	Waterfront Footage: N/A	Age of Seawall N/A
Type of Flooring: Laminate/Tile	Type of Countertops: Granite/Marble	
Type of Fencing: N/A	Plumbing Pipe Type PVC	Windows/Door Type (impact, soundproof, etc.) Cat 5 Impact Windows
Property Features Updates Year: - Garbage Disposal (2023) - Cat 5 Impact Windows (2023) - New Toilet Valves/Flappers (2024) - Accordion Shutters (2025) - New Garage Fridge Motor (2025) - Humidity Sensor Thermostat (2025) - Water Heater (2026) - High Efficiency AC Blower (2026)		

Are You Providing a Copy of:

Wind Mitigation: ☒ Yes No	Four-Point Inspection: ☒ Yes No	Survey: ☒ Yes No
Insurance Declaration Page: ☒ Yes No	Approximate Insurance Cost Per Year: \$1700	

Seller 1 Signature:  Date: **9/20/2026**

Seller 2 Signature: _____ Date: _____



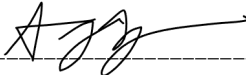
FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

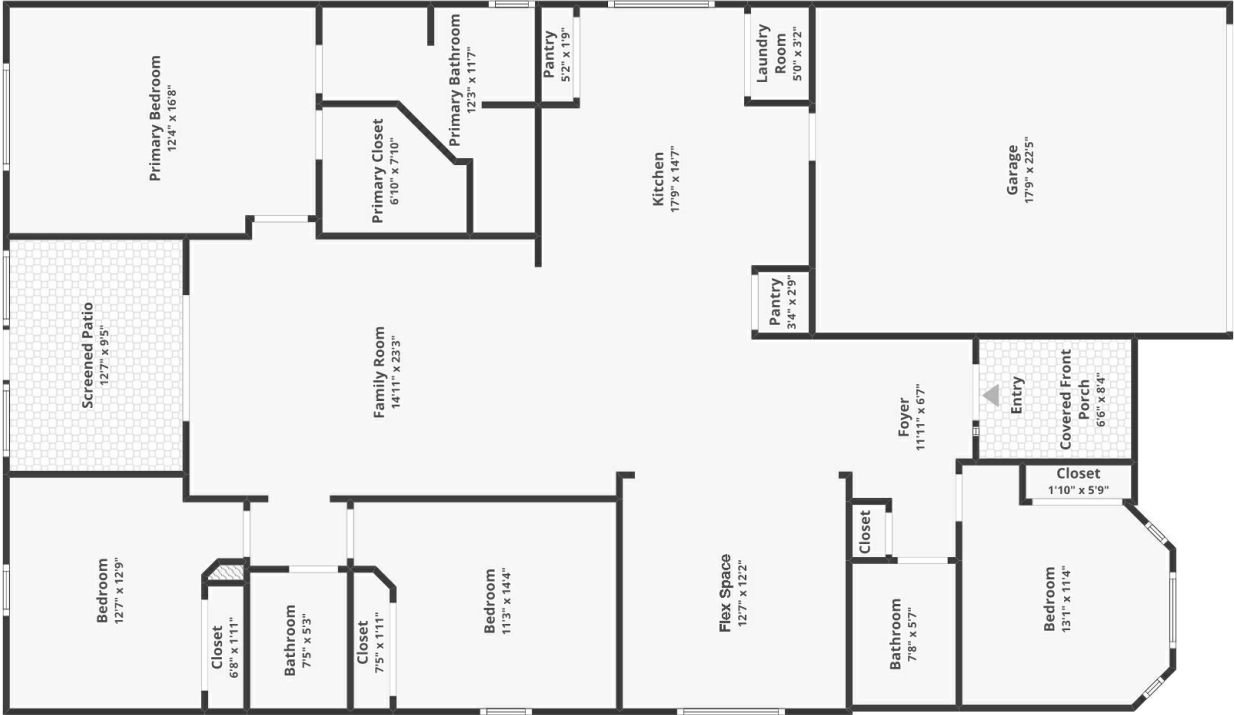
Property Defects

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.)

Home Security System is disabled. Company running it was no longer in business upon 2023 purchase of home, and equipment was old and no longer functioning properly. Mostly removed but a panel exists in the primary bedroom and next to the doorbell chime above the kitchen range cabinets.

Seller 1 Signature:  Date: 9/20/2026

Seller 2 Signature: _____ Date: _____



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