

Buyer Info Packet

8535 S Tropical Trail

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COMPASS

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

Property Address: 8535 S TROPICAL TRL MERRITT ISLAND FL 32952

Listing Date: October 13, 2025

Seller Name(s): Daniel J. Newlin

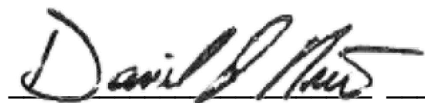
Compass Agent Name: Dewayne Carpenter

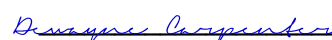
☐ **Option 1:**

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.

 10/15/25
Seller Signature Date

 October 16, 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, Daniel J. Newlin, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 8535 S TROPICAL TRL MERRITT ISLAND FL 32952

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: 10/15/25

Seller: _____

Date: _____

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



Seller 1:	Daniel J. Newlin	Seller 2:	
Property Address:		8535 S TROPICAL TRL MERRITT ISLAND FL 32952	

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
Water Heater(s): Qty____ ____Tankless ____Gas ____Electric	X		
Generator: ____Electric ____Propane ____Natural Gas			
Storm Shutters Panels: ____Electric ____Manual ____Both			
Awnings: ____Electric ____Manual			
Propane Tank: ____Owned ____Leased	X		
Central Vac System Equip + Accessories			
Security Gate Remotes(s): Qty____			
Garage Door Opener(s): Qty____			
Garage Door Remote(s): Qty____			
Smart Doorbell			
Smart Thermostat(s) Qty____			
Summer Kitchen Grill			
Pool: ____Salt ____Chlorine			
Pool Heater: ____Gas ____Elec ____Solar			
Hot Tub Spa: Heated: Yes No			
Pool Cleaning Equipment			
Pool – Child Fence Barrier			
Storage Shed			
Potted Plants Lawn Ornaments Fountains			
Intercom			
TV's: Qty____ TV Mounts: Qty____			
Security System: ____Owned ____Leased Cameras: ____Yes ____No			
Surround Sound (With Components) Speakers: ____Yes ____No			
Satellite Dish TV Antenna ____Leased ____Owned			
Other Notes:			

Buyer 2: _____ Date: _____



CARPENTER | KESSEL
HOMESELLING TEAM

FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:			
8535 S TROPICAL TRL MERRITT ISLAND FL 32952			
Home Warranty: Yes No	If yes, Company Number:		
Lawn Service Number:		Pool Company Number:	
Pest Company Number:	Termite Company Number:	Transferable Bond: Yes No	

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
Heat Source: Electric Gas			
Water Source: City Water Well	Sprinkler System Runs On: Well City Reclaimed		
Plumbing Source: Sewer Septic		Septic Location:	

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
Type of Flooring:	Type of Countertops:	
Property Features Updates Year:		

Are You Providing a Copy of:

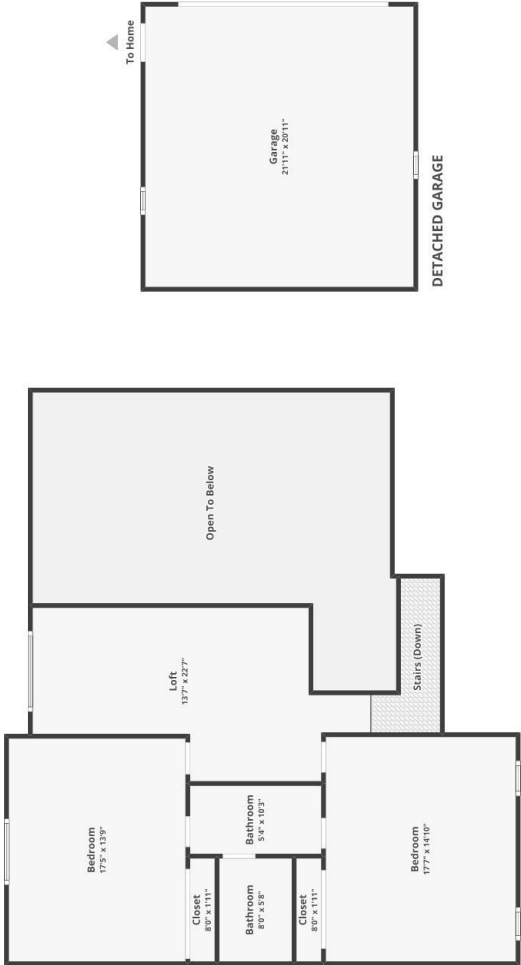
Wind Mitigation: Yes No	Four-Point Inspection: Yes No	Survey: Yes No
Insurance Declaration Page: Yes No	Approximate Insurance Cost Per Year:	

Seller 1 Signature: David P. Kessel Date: 10/15/25

Seller 2 Signature: _____ Date: _____



FLOOR 1



FLOOR 2