

Buyer Info Packet

2104 Santa Lucia Cir , Melbourne, FL 32935

<i>SPD Waiver 2</i>	<i>2</i>
<i>Flood Disclosure</i>	<i>3</i>
<i>PPI</i>	<i>4</i>
<i>FAQ</i>	<i>5</i>
<i>Floor Plan</i>	<i>7</i>

COMPASS

COMPASS

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

Property Address: 2104 Santa Lucia Cir, Melbourne, FL 32935

Listing Date: March 02, 2026

Seller Name(s): Marion J. Brown Living Trust

Compass Agent Name: Milly Akins

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.

Marion J. Brown Living Trust
Seller Signature Date

[Signature] 2-5-26
Seller Signature Date

[Signature] Milly Akins 2026 0205
Listing Agent 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, Marion J. Brown Living Trust, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 2104 Santa Lucia Cir, 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: Marion J. Brown Living Trust

Date: _____

Seller: *Donna Hock*

Date: 2-5-20

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



PERSONAL PROPERTY INVENTORY

Seller 1: <u>Marion J. Brown Living Trust</u>	Seller 2: _____
Property Address: <u>2104 Santa Lucia Cir., Melbourne, FL 32935</u>	

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): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <small>OR</small>	<input checked="" type="checkbox"/>		
Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas <small>AND</small>			<input checked="" type="checkbox"/>
Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas			<input checked="" type="checkbox"/>
Refrigerator with Freezer	<input checked="" type="checkbox"/>		
Microwave Oven	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			<input checked="" type="checkbox"/>
Bar Refrigerator			<input checked="" type="checkbox"/>
Separate Refrigerator Freezer Stand Alone Ice Maker			<input checked="" type="checkbox"/>
Wine Cooler			<input checked="" type="checkbox"/>
Compactor			<input checked="" type="checkbox"/>
Washer			<input checked="" type="checkbox"/>
Dryer: <input type="checkbox"/> Electric <input type="checkbox"/> Gas			<input checked="" type="checkbox"/>
Chandelier/Hanging Lamp Qty <u>all</u>	<input checked="" type="checkbox"/>		
Ceiling Paddle Fan Qty <u>all</u>	<input checked="" type="checkbox"/>		
Sconce(s): Qty _____			<input checked="" type="checkbox"/>
Draperies: Qty <u>all</u> Rods: Qty <u>all</u>	<input checked="" type="checkbox"/>		
Plantation Shutters: Qty _____			<input checked="" type="checkbox"/>
Shades Blinds: Qty _____	<input checked="" type="checkbox"/>		
Mirrors Location: <u>bathrooms</u>	<input checked="" type="checkbox"/>		
Fireplace(s) Qty _____ <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			<input checked="" type="checkbox"/>
Boat Lift: Weight _____ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			<input checked="" type="checkbox"/>
Appliances Leased Describe:			<input checked="" type="checkbox"/>
Pool Table Game Table			<input checked="" type="checkbox"/>

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

Seller 1: Comma Kessel Date: 2-5-26 Buyer 1: _____ Date: _____

Seller 2: _____ Date: _____ Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 2104 Santa Lucia Cir., Melbourne, FL 32935		
Home Warranty: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, Company Number: _____	
Lawn Service Number: rosalescreative.lawn@gmail.com	Pool Company Number: _____	
Pest Company Number: _____	Termite Company Number: _____	Transferable Bond: Yes <input type="checkbox"/> No <input type="checkbox"/>

Utility Information

Trash Pick-Up Days Tues, Fri	Trash: Tues	Yard: Tues	Recycle: Wed
Approximate Utility Cost Per Month	Electric: \$70	Gas: 0	Water: \$62
Heat Source: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	Water Source: <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Well	Sprinkler System Runs On: <input checked="" type="checkbox"/> Well <input type="checkbox"/> City	Reclaimed <input type="checkbox"/>
Plumbing Source: <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic	Septic Location: _____		

Property Specifics

Roof Age: 2017	Heating & A/C System Age: 2017	Water Heater Age: 2020
Water Depth at Dock: _____	Waterfront Footage: _____	Type of Fencing: _____
Type of Flooring: tile, laminate, carpet	Type of Countertops: laminate	

Property Features | Updates | Year:

- no neighbors directly behind; seperated by retention pond
- newly renovated master shower w/ bench
- cathedral ceilings
- truss covered lanai; enclosed screen room w/ power
- refrigerator 2019 & microwave & range 2024 & disposal few yrs old
- exterior paint 2026
- new screens throughout 2026

Are You Providing a Copy of:

Wind Mitigation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Four-Point Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Survey: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
for informational purposes only		
Insurance Declaration Page: Yes <input type="checkbox"/> No <input type="checkbox"/>	Approximate Insurance Cost Per Year: \$3375	

Seller 1 Signature: Donna Hodel Date: 2-5-26

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.)

[Empty text box for listing property defects]

Seller 1 Signature: *Dom Kessel* Date: 2-5-24

Seller 2 Signature: _____ Date: _____

