

6355 Highway A1A Unit 5 Melbourne Beach

<i>SPD</i>	<i>2</i>
<i>LBPD</i>	<i>6</i>
<i>Flood Disclosure (FD-2)</i>	<i>7</i>
<i>HOA Info Sheet</i>	<i>8</i>
<i>PPI</i>	<i>9</i>
<i>FAQ</i>	<i>10</i>
<i>Floorplan</i>	<i>12</i>

Seller's Property Disclosure - Condominium

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a seller of a home to disclose to the buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 10 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Florida law² entitles a prospective buyer, who has entered into a contract for the purchase of a condominium unit with a seller who is not a developer, at Seller's expense, to a current copy of the declaration of condominium, articles of incorporation of the association, bylaws and rules of the association, the most recent annual financial statement and annual budget and the "Frequently Asked Questions and Answers" document, if buyer requests these in writing. These documents, and meeting agendas and minutes, contain important matters to be considered before acquiring a condominium unit, such as recurring dues or fees; special assessments; capital contributions, penalties; and alteration, leasing, parking, pet, resale, vehicle and other types of restrictions.

Except for information provided in paragraph 6, 7, 8 and 9, the following information is only about the individual Unit specified below and not about any limited common element, any common element or the condominium association ("Association").

Seller makes the following disclosure regarding the property described as: 6355 Highway A1A 5
Melbourne Beach FL 32951 (the "Unit").

The Unit is ☐ owner occupied ☐ tenant occupied ☐ unoccupied (if unoccupied, how long has it been since Seller occupied the unit?) _____

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Is the roof a common element maintained by the Association?	☒	☐	☐
(b) To your knowledge, is roof of Unit structurally sound and free of leaks?	☒	☐	☐
(c) Are other structures, including ceilings; walls; doors and windows structurally sound and free of leaks?	☒	☐	☐
(d) Has any additional structural reinforcement been added to the Unit?	☐	☒	☐
(e) Are heating and cooling systems common elements maintained by the Association?	☐	☒	☐
(f) To your knowledge, are heating and cooling systems in working condition, i.e., operating in a manner in which the item was designed to operate?	☒	☐	☐
(g) Are existing major appliances and mechanical and electrical systems in working condition, i.e. operating in a manner in which the item was designed to operate?	☒	☐	☐
(h) Are any of the appliances leased?	☐	☒	☐
If yes, which ones: _____			
(i) If the answer to questions 1(b), 1(c), 1(f), 1(g) is no, or if 1(d) is yes, please			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

² Section 718.503(2), Florida Statutes.

Seller JSR and Buyer () () acknowledge receipt of a copy of this page, which is Page 1 of 4 Pages.

explain: _____

2. Termites; Other Wood Destroying Organisms; Pests

(a) Are termites; other wood-destroying organisms, including fungi; or pests present in the Unit or has the Unit had any structural damage by them?

Yes

No

Don't Know

☐

☒

☐

(b) Has the Unit been treated for termites; other wood-destroying organisms, including fungi; or pests?

☐

☒

☐

(c) If any answer to questions 2(a)-2(b) is yes, please explain: _____

3. Water Intrusion; Plumbing; Flood Insurance

(a) Has past or present water intrusion or flooding affected the Unit?

☐

☒

☐

(b) Are polybutylene pipes present in the Unit?

☐

☒

☐

(c) Have past or present plumbing leaks or backups affected the Unit?

☐

☒

☐

(d) Have there been any leaks or water intrusion from units above or adjacent to your Unit or leaks or water intrusion from your Unit to units below or adjacent to it?

☐

☒

☒

(e) Does your lender require flood insurance?

☐

☒

☒

(f) If any answer to questions 3(a)-3(d) is yes, please explain: _____

4. Fire Protection; Improvements; Alterations

(a) Does the Unit have sprinklers for fire protection?

☐

☒

☐

If no, has the Association voted to forego retrofitting each unit with a fire sprinkler system?

☐

☐

☒

(b) Have any improvements or alterations to the Unit, whether by you or by others, been made without obtaining required Association approval?

☐

☒

☐

(c) Have any improvements or alterations to the Unit, whether by you or by others, been made in violation of building codes or zoning restrictions or without necessary permits?

☐

☒

☐

(d) Are any improvements located below the base flood elevation?

☐

☒

☐

(e) Have any improvements been constructed in violation of applicable local flood guidelines?

☐

☒

☐

(f) Are there any open permits on the Unit that have not been closed by a final inspection?

☐

☒

☐

(g) If any answer to questions 4(b)-4(f) is yes, please explain: _____

5. Hazardous Substances

(a) Was the Property built before 1978?

☐

☒

☐

If yes, please see Lead-Based Paint Disclosure.

(b) Does anything exist in the Unit that may be considered a hazardous substance, including, but not limited to, lead-based paint; asbestos; mold; radon gas; urea formaldehyde; methamphetamine contamination; or defective drywall?

☐

☒

☐

(c) Has there been any damage, clean up or repair to the Unit due to any of the substances or materials listed in subparagraph (b) above?

☐

☒

☐

If any answer to questions 5(b)-5(c) is yes, please explain: _____

6. Limited Common Elements

(a) Are there any amenities outside the Unit, such as designated parking space(s), storage closet(s), boat slip(s), cabana(s), garage(s), carport(s), etc. that are for your exclusive use?

☒

☐

☐

If yes, please identify the amenity and whether a separate deed or other legal document grants the exclusive right to use: Storage Unit

Seller (_____) and Buyer (_____) acknowledge receipt of a copy of this page, which is Page 2 of 4 Pages.

7. The Association

- | | Yes | No | Don't Know |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Is there any proposed change to the Association's governing documents? | ☐ | ☒ | ☐ |
| (b) Is there any proposed plan to materially alter the common elements? | ☐ | ☒ | ☐ |
| (c) Is there any existing or threatened legal action by or against the Association? | ☐ | ☒ | ☐ |
| (d) Has the Association ever been, or is it currently, involved in litigation or a claim over construction defects or defective building products? | ☐ | ☒ | ☐ |
| (e) To your knowledge, is there any discussion of a conversion of the Condominium to something else? | ☐ | ☒ | ☐ |
| (f) To your knowledge, is there any effort by an investor or investor group to purchase units in the complex? | ☐ | ☒ | ☐ |
| (g) Has an increase in fees or assessments been approved but not yet implemented? | ☐ | ☐ | ☒ |
| (h) Is any portion of the Association's property located in a special flood hazard area? | ☐ | ☐ | ☒ |
| (i) Is any portion of the Association's property located seaward of the coastal construction control line? | ☐ | ☒ | ☐ |
| (j) Does any past or present settling, soil movement, or sinkhole(s) affect any portion of the Association's property? | ☐ | ☒ | ☐ |
| (k) Has there been any structural damage to any portion of the Association's Property? | ☐ | ☒ | ☐ |
| (l) Has any additional structural reinforcement been added to any portion of the Associations' property? | ☒ | ☒ | ☐ |
| (m) Are there any rental restrictions by the Association? | ☒ | ☐ | ☐ |
| (n) Are there any pet restrictions by the Association? | ☒ | ☐ | ☐ |
| (o) If any answer to questions 7(a)-7(n) is yes, please explain: | | | |

Rental Restrictions: 1 month minimum, Pet weight for dogs & cats is 40 lbs.

8. Milestone Inspection & Structural Integrity Reserve Study (F.S. 553.899)

- | | | | |
|--|---|--------------------------|-------------------------------------|
| (a) Has anything appeared in the Association Agendas and or the Minutes regarding Milestone Inspection & Structural Integrity Reserve Study for your complex? | ☐ | ☐ | ☒ |
| (b) Has the Association budgeted for the cost of hiring an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study? | ☒ | ☐ | ☐ |
| (c) Has the Association hired an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study yet? | ☒ | ☐ | ☐ |
| If yes, what is the expected completion date for them? | <u>2/14/2025</u> | | |
| (d) Has the Association passed or discussed raising fees or doing a Special Assessment to pay for costs associated with complying with the Milestone Inspection and/or Structural Integrity Reserve Study? | ☒ | ☐ | ☒ |
| If yes, explain | <u>NOA fees are projected to increase from \$604 to approximately \$900</u> | | |
- (Note: Further information may be disclosed by using the Milestone Inspection and Structural Integrity Reserve Study Disclosure)

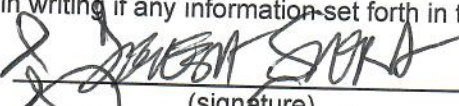
9. Foreign Investment in Real Property Tax Act ("FIRPTA")

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? | ☐ | ☒ | ☐ |
|--|--------------------------|-------------------------------------|--------------------------|
- If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

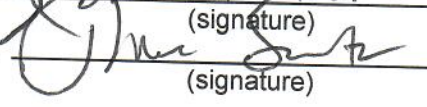
10. ☐ (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanations or comments.

Seller: [Signature] and Buyer: [Signature] acknowledge receipt of a copy of this page, which is Page 3 of 4 Pages.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller:  / Teresa Sikora
(signature) (print)

Date: 11/28/2024

Seller:  / Ricky Swita
(signature) (print)

Date: 11/28/2024

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____
(signature) (print)

Date: _____

Buyer: _____ / _____
(signature) (print)

Date: _____

Seller () and Buyer () () acknowledge receipt of a copy of this page, which is Page 4 of 4 Pages.

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Teresa Sikora & Rick Swita (SELLER) and _____ (BUYER) concerning the Property described as 6355 Highway A1A #5 Melbourne Beach FL, 32951

Buyer's Initials _____

Seller's Initials TS RS

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

TS (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):

- ☐ Known lead-based paint or lead-based paint hazards are present in the housing.
☒ Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

RS (b) Records and reports available to the Seller (CHECK ONE BELOW):

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____

- ☒ Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

_____ (c) Buyer has received copies of all information listed above.

_____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

_____ (e) Buyer has (CHECK ONE BELOW):

- ☒ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

TS (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>TS</u> SELLER	11/22/2024 Date	_____	_____
<u>RS</u> SELLER	11/22/2024 Date	_____	_____
<u>_____</u> Listing Licensee	11/22/2024 Date	_____	_____

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

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, Rick Swita, Teresa Sikora, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 6355 A1a Jimmy Buffett Memorial Hwy #5, Melbourne Beach, FL 32951

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: Rick Swita Rick Swita

Date: 11/05/2025

Seller: Teresa Sikora Teresa Sikora

Date: 11/05/2025

Copy provided to Buyer on 11/5/2025 by ☒ email ☐ facsimile ☐ mail ☐ personal delivery.



CARPENTER | KESSEL
HOMESELLING TEAM

HOA Information

Required Information for Prospective Buyers

Property Information

Address:	6355 S Hwy A1A #5 Melb. Beach
----------	-------------------------------

HOA Information

Property Management Company:	Property Management Website:	
Contact Name:	Contact Phone Number:	Contact Email:
Community/Association Website:	HOA Fees Frequency:	What does the Association Fee Include?
Community Amenities:	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:
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: 11/29/24

Seller 2 Signature: _____

Date: 11/29/24



CARPENTER | KESSEL
HOMESELLING TEAM

PERSONAL PROPERTY INVENTORY

Seller 1: <u>TERTSA SIKORA</u>	Seller 2: <u>RICKY SWITA</u>
Property Address: <u>6355 S. Hwy A1A #5 Melb. Beach 32951</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): ☒ Electric ☐ Gas ----- OR -----	☒		
Wall Oven(s): ☐ Electric ☐ Gas ----- AND -----		☒	
Cooktop: ☒ Electric ☐ Gas			
Refrigerator with Freezer	☒		
Microwave Oven	☒		
Dishwasher	☒		
Disposal	☒		
Water Softener Purifier ☐ Owned ☐ Leased		☒	
Bar Refrigerator		☒	
Separate Refrigerator Freezer Stand Alone Ice Maker		☒	
Wine Cooler		☒	
Compactor		☒	
Washer	☒		
Dryer: ☒ Electric ☐ Gas	☒		
Chandelier/Hanging Lamp Qty <u> </u>		☒	
Ceiling Paddle Fan Qty <u> </u>		☒	
Sconce(s): Qty <u>2</u>	☒		
Draperies: Qty <u>2</u> Rods: Qty <u>2</u>	☒		
Plantation Shutters: Qty <u> </u>			
Shades Blinds: Qty <u>2</u>	☒		
Mirrors Location: <u>Bathrooms (bedroom taking w/h)</u>	☒		
Fireplace(s) Qty <u> </u> ☐ Wood Burning ☐ Gas ☐ Both	☒		
Boat Lift: Weight <u> </u> Davits: ☐ Electric ☐ Manual		☒	
Appliances Leased Describe:		☒	
Pool Table Game Table		☒	

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> ☐ Tankless ☐ Gas ☒ Electric	☒		
Generator: ☐ Electric ☐ Propane ☐ Natural Gas		☒	
Storm Shutters Panels: ☐ Electric ☒ Manual ☐ Both			
Awnings: ☐ Electric ☐ Manual <u>1 by front door</u>		☒	
Propane Tank: ☐ Owned ☐ Leased		☒	
Central Vac System Equip + Accessories		☒	
Security Gate Remotes(s): Qty <u> </u>		☒	
Garage Door Opener(s): Qty <u> </u>		☒	
Garage Door Remote(s): Qty <u> </u>		☒	
Smart Doorbell		☒	
Smart Thermostat(s) Qty <u> </u>			
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 <u>(Room)</u>	☒		
Potted Plants Lawn Ornaments Fountains		☒	
Intercom			
TV's: Qty <u>2</u> TV Mounts: Qty <u>2</u>			
Security System: ☐ Owned ☐ Leased			
Cameras: ☐ Yes ☐ No		☒	
Surround Sound (With Components) Speakers: ☐ Yes ☐ No		☒	
Satellite Dish TV Antenna ☐ Leased ☐ Owned		☒	
Other Notes:		☒	

Seller 1: TERTSA SIKORA Date: 11/29/24 Buyer 1: _____ Date: _____
 Seller 2: RICKY SWITA Date: 11/29/24 Buyer 2: _____ Date: _____



CARPENTER | KESSEL
HOMESELLING TEAM

FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 6355 S. Hwy A1A #5 Melb. Beach 32951			
Home Warranty: Yes ☒ No ☐	If yes, Company Number:		
Lawn Service Number:	Pool Company Number: N/A		
Pest Company Number:	Termite Company Number:	Transferable Bond: Yes ☐ No ☐	

All Covered with HOA

Utility Information

Trash Pick-Up Days: Tues-Fri	Trash: N/A	Recycle: Wednesdays	Yard: N/A
Approximate Utility Cost Per Month: 110.00/month	Electric: (part of maintenance fee)	Gas: (part of maintenance fee)	Water: (part of maintenance fee)
Water Source: City Water	Well: ☐	Sprinkler System Runs On: Well ☐	City ☒ Reclaimed ☐
Plumbing Source: Sewer ☐ Septic ☒	Septic Location: South side of Bldg		

Property Specifics

Roof Age: 3 years (2021)	Heating & A/C System Age: Sept. 2019	Water Heater Age: June 2022
Water Depth at Dock: N/A	Waterfront Footage:	Type of Fencing: N/A
Type of Flooring: tile, Carpet, Luxury Plank Vinyl	Type of Countertops: Quartzite	
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: Can provide one from 2/23	

Seller 1 Signature: J. S. D. K.

Date: 11/29/24

Seller 2 Signature: J. S. D. K.

Date: 11/29/24



CARPENTER | KESSEL
HOMESELLING TEAM

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.)

NONE

Seller 1 Signature: _____

Date: 11/29/24

Seller 2 Signature: _____

Date: 11/29/24

