

Buyer Info Packet

5400 Sand Lake Dr. Melbourne FL, 32934

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Seller's Property Disclosure – Residential

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 12 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.

Seller makes the following disclosure regarding the property described as:

5400 Sand Lake Dr. Melbourne, FL 32934 (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: <u>Yearly Termite Bond</u>			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

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

Seller ([Signature]) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 4
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4. Plumbing

Yes No Don't Know

- (a) What is your drinking water source? [X]public []private []well []other
(b) Have you ever had a problem with the quality, supply, or flow of potable water? [] [X] []
(c) Do you have a water treatment system? [] [X] []
If yes, is it []owned []leased?
(d) Do you have a []sewer or [X]septic system? If septic system, describe the location of each system: Left rear corner of house by A/C
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property? [] [X] []
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells? [] [X] []
(g) Have there been any plumbing leaks since you have owned the Property? [] [X] []
(h) Are any polybutylene pipes on the Property? [] [X] []
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:

5. Roof and Roof-Related Items

- (a) To your knowledge, is the roof structurally sound and free of leaks? [X] [] []
(b) The age of the roof is 9 years OR date installed
(c) Has the roof ever leaked during your ownership? [] [X] []
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? [] [X] []
If yes, please explain:
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? [] [X] []
If yes, please explain: New gutters installed a year ago

6. Pools; Hot Tubs; Spas

Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.

- (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): []enclosure that meets the pool barrier requirements []approved safety pool cover []required door and window exit alarms []required door locks []none
(b) Has an in-ground pool on the Property been demolished and/or filled? [] [X] []

7. Sinkholes

Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.

- (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties? [] [X] []
(b) Has any insurance claim for sinkhole damage been made? [] [X] []
If yes, was the claim paid? []yes []no If the claim was paid, were all the proceeds used to repair the damage? []yes []no
(c) If any answer to questions 7(a) - 7(b) is yes, please explain:

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8. Homeowners' Association Restrictions; Boundaries; Access Roads

Yes **No** **Don't Know**

(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)

Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.

(b) Are there any proposed changes to any of the restrictions?

(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?

(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?

(e) Are there boundary line disputes or easements affecting the Property?

(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?

(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?

If yes, is there a right of entry? yes no

(h) Are access roads private public? If private, describe the terms and conditions of the maintenance agreement: _____

(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____

9. Environmental

(a) Was the Property built before 1978?

If yes, please see Lead-Based Paint Disclosure.

(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?

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

(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?

(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____

10. Governmental, Claims and Litigation

(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?

(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?

(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?

(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?

(e) Have you ever had any claims filed against your homeowner's Insurance policy?

Seller () () and Buyer () () acknowledge receipt of a copy of this page, which is Page 3 of 4
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Authentisign ID: 2BE962BC-E200C-F1111-A6B3A-0000D3A4FFFB2A

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, Jeremy Collins Jennie Collins, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 5400 Sand Lake Dr
Melbourne FL 32934

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:  Jennie Collins
Jeremy Collins

Seller:  Jennie Collins
Jennie Collins

Date: 02/17/2026

Date: 02/17/2026

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



PERSONAL PROPERTY INVENTORY

Seller 1: <i>Jeremy Collins</i>	Seller 2: <i>Jennie Collins</i>
Property Address: <i>5400 Sand Lake Dr Melbourne, FL 32934</i>	

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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <small>AND</small>			<input checked="" type="checkbox"/>
Cooktop: <input checked="" 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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas		<input checked="" type="checkbox"/>	
Chandelier/Hanging Lamp Qty <input type="checkbox"/>			<input checked="" type="checkbox"/>
Ceiling Paddle Fan Qty <u>9</u>	<input checked="" type="checkbox"/>		
Sconce(s): Qty <input type="checkbox"/>			<input checked="" type="checkbox"/>
Draperies: Qty <input type="checkbox"/> Rods: Qty <input type="checkbox"/>			<input checked="" type="checkbox"/>
Plantation Shutters: Qty <input type="checkbox"/>			<input checked="" type="checkbox"/>
Shades Blinds: Qty <input type="checkbox"/> <i>All</i>	<input checked="" type="checkbox"/>		
Mirrors Location: <i>Restrooms</i>	<input checked="" type="checkbox"/>		
Fireplace(s) Qty <input type="checkbox"/> <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both	<input checked="" type="checkbox"/>		
Boat Lift: Weight <input type="checkbox"/> 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 checked="" 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 checked="" 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 <u>1</u>	<input checked="" type="checkbox"/>		
Garage Door Opener(s): Qty <u>1</u>	<input checked="" type="checkbox"/>		
Garage Door Remote(s): Qty <u>2</u>	<input checked="" type="checkbox"/>		
Smart Doorbell		<input checked="" type="checkbox"/>	
Smart Thermostat(s) Qty <u>1</u>	<input checked="" type="checkbox"/>		
Summer Kitchen Grill			
Pool: <input checked="" type="checkbox"/> Salt <input type="checkbox"/> Chlorine	<input checked="" type="checkbox"/>		
Pool Heater: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>		
Hot Tub Spa: Heated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>		
Pool Cleaning Equipment	<input checked="" type="checkbox"/>		
Pool - Child Fence Barrier		<input checked="" type="checkbox"/>	
Storage Shed <i>multiple</i>	<input checked="" type="checkbox"/>		
Potted Plants Lawn Ornaments Fountains			<input checked="" type="checkbox"/>
Intercom			<input checked="" type="checkbox"/>
TV's: Qty <input type="checkbox"/> TV Mounts: Qty <input type="checkbox"/>		<input checked="" type="checkbox"/>	
Security System: <input type="checkbox"/> Owned <input checked="" 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: <i>has outside generator plug pole barn, electric gate w/airboat ramp to canal</i>	<input checked="" type="checkbox"/>		

Seller 1: *Jeremy Collins* Date: 1/19/26
 Seller 2: *Jennie Collins* Date: 1/19/26

Buyer 1: _____ Date: _____
 Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 5400 Sand Lake Dr Melbourne, FL 32934		
Home Warranty: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, Company Number:	
Lawn Service Number: Brian Snider Yes 321.426.6576	Pool Company Number: Dan Agent Yes 321.508.3872	
Pest Company Number: YES - Slug a Bug 321.259.7844	Termite Company Number: YES - Slug a Bug 321.259.7844	Transferable Bond: Yes <input type="checkbox"/> No <input type="checkbox"/> IDK

Utility Information

Trash Pick-Up Days: TRASH TUES/FRI	Trash: yard-Tues	Yard: Recycle Fri:	Recycle:
Approximate Utility Cost Per Month: Elect - \$400	Electric: water \$30	Gas: -	Water: Heat Source: Electric Gas
Water Source: City Water Well	Sprinkler System Runs On: Well City Reclaimed	Runs off canal	
Plumbing Source: Sewer Septic	Septic Location: left rear of house - pumped/inspected May 2024		

Property Specifics

Roof Age: 9 years - metal	Heating & A/C System Age: 3-4 years	Water Heater Age: 3-4 years
Water Depth at Dock: No Dock	Waterfront Footage: Canal - entire back yard	Type of Fencing: black chain link
Type of Flooring: tile throughout entire home	Type of Countertops: Granite	
Property Features Updates Year: New gutters, New \$5000 propane spa heater, pavers sealed, new shed up front w/ electric, New generator plug outside garage, lots of new electrical outlets, New garage door opener, All new appliances in kitchen (washer/dryer does not stay), New electric gate opener to canal, new airboat ramp, has pole barn for airboat, has chicken coop, palm trees just trimmed, house is mostly updated (minus windows/doors). All kitchen cabinets have soft close, All new landscaping around entire home.		

Are You Providing a Copy of:

Wind Mitigation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 2024 - if available	Four-Point Inspection: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 2024 - if available	Survey: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If available
Insurance Declaration Page: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Approximate Insurance Cost Per Year: \$5500 per year	

Seller 1 Signature: [Signature] Date: 1/19/2026
 Seller 2 Signature: [Signature] Date: 1/19/2026



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 to my knowledge

Seller 1 Signature: [Signature]
Seller 2 Signature: Jennie Collins

Date: 1/19/2026
Date: 1/19/2026

