

Buyer Info Packet

1831 Ardmore St NE Palm Bay 32907

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COMPASS

COMPASS

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

Property Address: 1831 Ardmore Street Northeast, Palm Bay, FL 32907

Listing Date: 07/31/2026

Seller Name(s): Tami Balter, Robert Balter

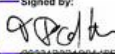
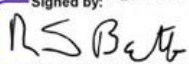
Compass Agent Name: Samuel Goodwin

☐ 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.

Signed by:  10/7/2026
02934933100A02F
Tami Balter
Seller Signature Date
Signed by:  10/6/2026
40D1EDFFB8BF4AE...
Seller Signature Robert Balter Date

eSign Samuel Goodwin 10/15/2026
10/15/26 - 03:33 PM EDT
Samuel Goodwin
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, Tami Balter Robert Balter, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 1831 Ardmore St NE, Palm Bay, FL 32907

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: Tami Balter

Date: July 31, 2026

Seller: Robert Balter

Date: October 19, 2026

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

CARPENTER | KESSEL
HOMESELLING TEAM

FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:			
1831 Ardmore St NE, Palm Bay, FL 32907			
Home Warranty:	Yes	No	If yes, Company Number:
		X	
Lawn Service Number:		Pool Company Number:	
		na	
Pest Company Number:		Termite Company Number:	Transferable Bond: Yes No
na		na	

Utility Information

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

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
2018	refurbished air handler 2026.	2026
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
na	na	chain link
Type of Flooring:	Type of Countertops:	
tile	granite	
Property Features Updates Year:		
comes with alarm system, all openings have shutters (except garage). Garage has storm reinforcements. No neighbors behind home ever bc of canal. Nice established neighborhood with well maintained lawns and houses septic system was pumped in 2024. House was only lived in briefly by one person afterwards		

Are You Providing a Copy of:

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

Seller 1 Signature: _____ Date: _____

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.)

Seller 1 Signature: _____ Date: _____

Seller 2 Signature: _____ Date: _____

