

# Buyer Info Packet

755 Loggerhead Island Way Satellite Beach, FL 32937

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# COMPASS

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

Property Address: 755 Loggerhead Island Way Satellite Beach, FL 32937

Listing Date: 5/6/2026

Seller Name(s): Eric Kaercher, Durable POA for Nancie J. Kaercher

Compass Agent Name: Zack Spurlock

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.

[Signature] 5-6-2026  
X Seller Signature Date

[Signature] 5/6/26  
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, Eric Kaercher, Durable POA for Nancie J. Kaercher, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 755 Loggerhead Island Way Satellite Beach, FL 32937

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:   
 Seller: \_\_\_\_\_

Date: 5-6-2024  
 Date: \_\_\_\_\_

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

### Comprehensive Rider to the Residential Contract For Sale And Purchase

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

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

Eric Kaercher, Durable POA for Nancie J. Kaercher (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as 755 Loggerhead Island Way Satellite Beach, FL 32937

Buyer's Initials \_\_\_\_\_

Seller's Initials ~~\_\_\_\_\_~~ 

#### B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

##### PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For TORTOISE ISLAND PH 2 UNIT 2 P.U.D. (Name of Community)

- 1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 355.00 PER MONTH. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE BUYER

DATE BUYER

**B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)**

**PART B.**

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE):  is  is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than \_\_\_\_\_ (if left blank, then 5) days prior to Closing. Within \_\_\_\_\_ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**

(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ 355.00 per MONTH for HOA to \_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_  
\$ \_\_\_\_\_ per \_\_\_\_\_ for \_\_\_\_\_ to \_\_\_\_\_

(b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE):  Buyer  Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

(c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

**The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:**

\_\_\_\_\_  
**Contact Person** Kurt Ference **Contact Person** \_\_\_\_\_  
**Phone** 321-773-7573 **Phone** \_\_\_\_\_  
**Email** office@tortoiseislandhoa.com **Email** \_\_\_\_\_

**Additional contact information can be found on the Association's website, which is:**

**www.** \_\_\_\_\_



HOA Information

Required Information for Prospective Buyers

Property Information

Address: 755 Loggerhead Island Way Satellite Beach, FL 32937

HOA Information

Property Management Company: Tortoise Island HOA
Property Management Website:
Contact Name: Kurt Ference
Contact Phone Number: 321-773-7573
Contact Email: office@tortoiseislandhoa.com
Community/Association Website: tortoiseislandhoa.com
HOA Fees | Frequency: \$355, MONTH
What does the Association Fee Include? Amenities, Security
Community Amenities: Boat ramp, Dock, Tennis/Pickleball cts., Clubhouse, Fitness center, Gated, Playground, Pool, Sauna
55+ Community: Yes No [X]
Pending Assessments: Yes [No] If Yes, Explain and Provide the Assessment Amount:

Buyer Information

Buyer Approval: Yes No [X] \*\*If Yes, Please Provide the Form\*\*
Buyer Approval Fee Amt:
Buyer Approval Acceptance Period:
First Right of Refusal: Yes No [X] \*\*If Yes, Please Provide the Form\*\*
First Right of Refusal Fee Amt:
First Right of Refusal Acceptance Period:

Rental Restrictions

Rentals Allowed: Yes No [X]
Tenant Approval: Yes No [X] \*\*If Yes, Please Provide the Form\*\*
Tenant Approval Fee Amt:
Lease Allowed During 1st Year: Yes [No] No
Rental Period Minimum: 1 year
Additional Info:

Disc Restrictions

Pet Restrictions: Yes No [X]
Total # of Pets Allowed:
Weight Limit:
Type of Pets Allowed:
In-Ground Pool Installs Allowed: Yes No [X]
RV/Boat Parking Allowed: Yes No [X]
Fencing Allowed: Yes No
Truck Parking Allowed: Yes No [X]
No Commercial [X]
For Sale Signs Allowed: Yes No [X]
Explain Special Sign Requirements: No signs permitted, No open houses
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: [Signature]

Date: 5-6-2026

Seller 2 Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**PERSONAL PROPERTY INVENTORY**

Seller 1: Eric Kaercher, Durable POA for Nancie J. Kaercher	Seller 2:
Property Address: 755 Loggerhead Island Dr. Satellite Beach, FL 32937	

**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 ___ Gas			✓
----- OR -----			
Wall Oven(s): <input checked="" type="checkbox"/> Electric ___ Gas	✓		
----- AND -----			
Cooktop: <input checked="" type="checkbox"/> Electric ___ Gas	✓		
Refrigerator with Freezer	✓		
Microwave Oven	✓		
Dishwasher	✓		
Disposal	✓		
Water Softener   Purifier ___ Owned ___ Leased	✓		AS-15
Bar Refrigerator	✓		
Separate Refrigerator   Freezer   Stand Alone Ice Maker	✓		
Wine Cooler			✓
Compactor	✓		AS-15
Washer	✓		
Dryer: ___ Electric <input checked="" type="checkbox"/> Gas	✓		
Chandelier/Hanging Lamp Qty ___	✓		
Ceiling   Paddle Fan Qty ___	✓		
Sconce(s): Qty ___	✓		
Draperies: Qty ___ Rods: Qty ___ All	✓		
Plantation Shutters: Qty ___			✓
Shades   Blinds: Qty ___ All	✓		
Mirrors   Location: BATH	✓		
Fireplace(s) Qty ___ ___ Wood Burning <input checked="" type="checkbox"/> Gas ___ Both	✓		
Boat Lift: Weight ___ Davits: ___ Electric ___ Manual	✓		
Appliances Leased Describe:			
Pool Table   Game Table			

Item	Yes	No	N/A
Water Heater(s): Qty <u>3</u> ___ Tankless <u>1</u> Gas <u>2</u> Electric	✓		
Generator: ___ Electric ___ Propane ___ Natural Gas			✓
Storm Shutters   Panels: ___ Electric ___ Manual ___ Both			✓
Awnings: ___ Electric ___ Manual			✓
Propane Tank: <input checked="" type="checkbox"/> Owned ___ Leased	✓		
Central Vac System   Equip + Accessories	✓		AS-15
Security Gate Remotes(s): Qty ___			✓
Garage Door Opener(s): Qty ___	✓		AS-15
Garage Door Remote(s): Qty ___	✓		
Smart Doorbell	✓		
Smart Thermostat(s) Qty ___	✓		
Summer Kitchen Grill			✓
Pool: ___ Salt <input checked="" type="checkbox"/> Chlorine			
Pool Heater: ___ Gas ___ Elec <input checked="" type="checkbox"/> Solar	✓		AS-15
Hot Tub   Spa: Heated: Yes <input checked="" type="checkbox"/> No	✓		
Pool Cleaning Equipment	✓		
Pool - Child Fence   Barrier			✓
Storage Shed			✓
Potted Plants   Lawn Ornaments   Fountains			✓
Intercom	✓		AS-15
TV's: Qty ___ TV Mounts: Qty ___			✓
Security System: <input checked="" type="checkbox"/> Owned ___ Leased Cameras: ___ Yes ___ No	✓		AS-15
Surround Sound (With Components) Speakers: ___ Yes ___ No			✓
Satellite Dish   TV Antenna ___ Leased ___ Owned			✓
Other   Notes:			

X Seller 1: [Signature] Date: \_\_\_\_\_ 
 X Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Seller 2: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 755 Loggerhead Island Way Satellite Beach, FL 32937

Home Warranty: Yes  No  If yes, Company | Number:

Lawn Service | Number: Pool Company | Number:

Pest Company | Number: Termite Company | Number: Slug-a-bug Transferable Bond:  Yes  No

Utility Information

Trash Pick-Up Days: Trash: Tues & FRI's Mon Yard: Recycle:

Approximate Utility Cost Per Month: Electric: 200-550 Gas: Water: 100 Heat Source: Electric Gas: 2 Gas, 1 Electric

Water Source: City Water  Well Sprinkler System Runs On:  Well City Reclaimed

Plumbing Source: Sewer  Septic Septic Location: NA

Property Specifics

Roof Age: 2005 tile / 2017 Flat Heating & A/C System Age: Guess 2007, 2008, 2010 Water Heater Age:

Water Depth at Dock: 5ft Waterfront Footage: Type of Fencing: Aluminum

Type of Flooring: tile + carpet Type of Countertops: tile

Property Features | Updates | Year:

- Screened pool
- Spa
- Fireplace
- Boat dock

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:

*[Handwritten Signature]*

Seller 1 Date:

5-6-2026

Seller 2 Signature:

Seller 2 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.)

**X** Seller 1 Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'JK' or similar initials, written over a horizontal line.

**X** Date: \_\_\_\_\_

5-6-2025

Seller 2 Signature: \_\_\_\_\_

Date: \_\_\_\_\_

