

# Buyer Info Packet

165 Loymer Circle, Merritt Island, FL 32953

<i>HOA Disclosure</i> .....	<i>2</i>
<i>HOA Info</i> .....	<i>4</i>
<i>PPI</i> .....	<i>5</i>
<i>FAQ</i> .....	<i>6</i>
<i>Floor Plan</i> .....	<i>8</i>

# 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:

Matthew Skaggs, Michele Skaggs (SELLER)  
and \_\_\_\_\_ (BUYER)  
concerning the Property described as 165 Loymer Cir, Merritt Island, FL 32953

Buyer's Initials \_\_\_\_\_ Seller's Initials MS MS

## 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 Savannah Landing  
(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 \$325.00 PER quarter. 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 \_\_\_\_\_





### HOA Information

#### Required Information for Prospective Buyers

#### Property Information

Address:  
1105 LOYMER CIR, MERRITT IS, FL 32953

#### HOA Information

Property Management Company: <u>TCB Property Mgmt</u>	Property Management Website: <u>TCBPROPERTY.CONDOCELT.COM</u>	
Contact Name: <u>RENAE FOSTER</u>	Contact Phone Number: <u>321-530-3106</u>	Contact Email: <u>RENAE@TCBPROPERTY.COM</u>
Community/Association Website: <u>N/A</u>	HOA Fees   Frequency: <u>\$325.00 QTR</u>	What does the Association Fee Include? <u>COMMUNITY LAWN + POND MAINT</u>
Community Amenities: <u>PONDS</u>	55+ Community: Yes No	
Pending Assessments: Yes No <input checked="" type="checkbox"/>	If Yes, Explain and Provide the Assessment Amount:	

#### Buyer Information

Buyer Approval: Yes No <input type="checkbox"/>	**If Yes, Please Provide the Form**	Buyer Approval Fee Amt:	Buyer Approval Acceptance Period:
First Right of Refusal: Yes No <input type="checkbox"/>	**If Yes, Please Provide the Form**	First Right of Refusal Fee Amt:	First Right of Refusal Acceptance Period:

#### Rental Restrictions

Rentals Allowed: Yes No <input type="checkbox"/>	Tenant Approval: Yes No <input type="checkbox"/>	**If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 <sup>st</sup> Year: Yes No <input type="checkbox"/>	Rental Period Minimum:	Additional Info:	

#### Misc Restrictions

Pet Restrictions: Yes No <input type="checkbox"/>	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:
In-Ground Pool Installs Allowed: Yes No <input type="checkbox"/>	RV/Boat Parking Allowed: Yes No <input type="checkbox"/>	Fencing Allowed: Yes No <input type="checkbox"/>	Truck Parking Allowed: Yes No <input type="checkbox"/>
For Sale Signs Allowed: Yes No <input type="checkbox"/>	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: [Signature] Date: 3/30/26  
 Seller 2 Signature: [Signature] Date: 3/30/26



**CARPENTER | KESSEL**  
HOMESELLING TEAM

**PERSONAL PROPERTY INVENTORY**

Seller 1: <u>MATTHEW L. SKAGGS</u>	Seller 2: <u>MICHELE N. SKAGGS</u>
Property Address: <u>165 LOYMER CIR, MERRITT ISLAND, FL 32953</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 -----OR-----	✓		
Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas -----AND-----			✓
Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas			✓
Refrigerator with Freezer	✓		
Microwave Oven	✓		
Dishwasher	✓		
Disposal	✓		
Water Softener   Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✓
Bar Refrigerator	✓		
Separate Refrigerator   Freezer   Stand Alone Ice Maker			✓
Wine Cooler	✓		
Compactor			✓
Washer			
Dryer: <input type="checkbox"/> Electric <input type="checkbox"/> Gas		✓	
Chandelier/Hanging Lamp Qty <u>1</u>	✓		
Ceiling   Paddle Fan Qty <u>3</u>	✓		
Sconce(s): Qty _____			
Draperies: Qty _____ Rods Qty _____			✓
Plantation Shutters: Qty _____			✓
Shades   Blinds: Qty <u>11</u>	✓		
Mirrors   Location:	✓		
Fireplace(s) Qty _____ <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			✓
Boat Lift: Weight _____ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			✓
Appliances Leased Describe:			✓
Pool Table   Game Table			✓

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

Seller 1: MATTHEW L. SKAGGS Date: 3/30/26  
 Seller 2: MICHELE N. SKAGGS Date: 3/30/26

Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_



FREQUENTLY ASKED QUESTIONS  
Important Information for Prospective Buyers

Property Information

Address: <b>105 LOYMER CIR, MERRITT IS, FL 32953</b>		
Home Warranty: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, Company   Number:	
Lawn Service   Number: <b>TYLER 321-368-5722</b>	Pool Company   Number: <b>LOGGINS 321-408-4879</b>	
Pest Company   Number: <b>PARAGON 321-253-0087</b>	Termite Company   Number: <b>N/A</b>	Transferable Bond: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>N/A</b>

Utility Information

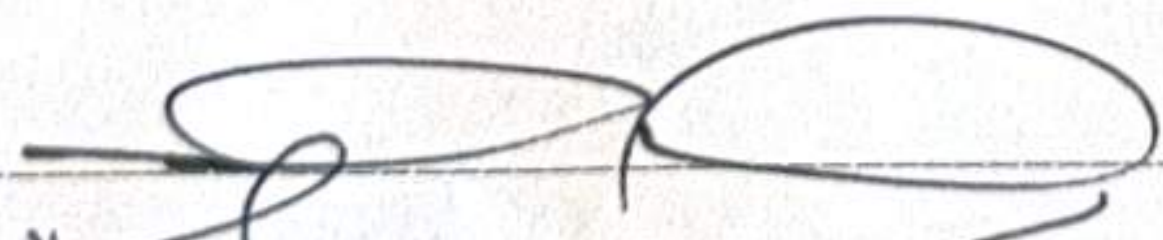

Trash Pick-Up Days: <b>TUES / FRI</b>	Trash: <input checked="" type="checkbox"/>	Yard:	Recycle: <input checked="" type="checkbox"/>
Approximate Utility Cost Per Month: <b>\$200</b>	Electric: <input checked="" type="checkbox"/>	Gas:	Water: <input checked="" type="checkbox"/> <b>\$150</b>
Water Source: City Water <input checked="" type="checkbox"/> Well <input type="checkbox"/>	Sprinkler System Runs On: Well <input type="checkbox"/> City Reclaimed <input checked="" type="checkbox"/>		
Plumbing Source: Sewer <input checked="" type="checkbox"/> Septic <input type="checkbox"/>	Septic Location:		

Property Specifics

Roof Age: <b>3 YRS</b>	Heating & A/C System Age: <b>3 YRS</b>	Water Heater Age: <b>3 YRS</b>
Water Level at Dock: <b>N/A</b>	Waterfront Footage: <b>N/A</b>	Age of Seawall: <b>N/A</b>
Type of Flooring: <b>TILE / CARPET</b>	Type of Countertops: <b>GRANITE</b>	
Type of Fencing: <b>ALUMINUM / VINYL</b>	Plumbing Pipe Type: <b>UNKNOWN</b>	Windows/Door Type (impact, soundproof, etc.): <b>UNKNOWN</b>
Property Features   Updates   Year: <b>POOL DECK, POOL, ENCLOSURE, OUTDOOR KITCHEN, LIGHTING, LANDSCAPING</b>		

Are You Providing a Copy of:

Wind Mitigation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Four-Point Inspection: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Survey: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Insurance Declaration Page: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Approximate Insurance Cost Per Year: <b>\$2400.00</b>	

Seller 1 Signature:  Date: 3/30/26  
 Seller 2 Signature:  Date: 3/30/26

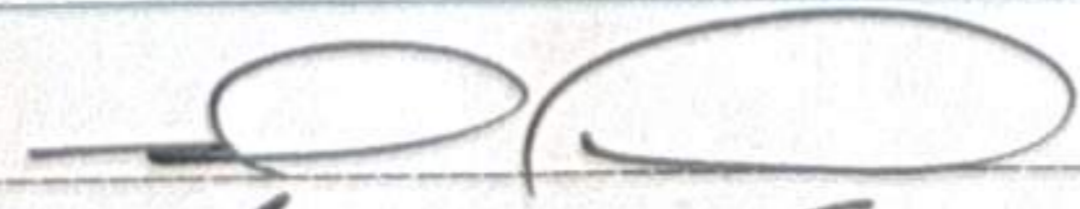



FREQUENTLY ASKED QUESTIONS  
Important Information for Prospective Buyers

**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.)

N/A

Seller 1 Signature:  Date: 3/30/26  
Seller 2 Signature:  Date: 3/30/26

