

Buyer Info Packet

1697 Pine Valley Drive, Melbourne, FL 32935

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COMPASS

COMPASS

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

Property Address: 1697 Pine Valley Dr, Melbourne, FL 32935

Listing Date: _____

Seller Name(s): Austin Stracener

Compass Agent Name: Kristin Lindbaek

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.

X [Signature] _____
Seller Signature Date

Kristin Lindbaek _____
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, Austin Stracener, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 1697 Pine Valley Dr, Melbourne, FL 32935

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: [Signature]

Date: _____

Seller: _____

Date: _____

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

Acknowledgement of NO disclosures from Seller

Buyer acknowledges that they have received NO disclosures about the real property and improvements located at:

1697 Pine Valley Dr., Melbourne, FL 32935

MLS#: _____ from the Seller. The Associate and COMPASS Florida, LLC have made no representations, warranties, promises or agreements as to the condition, quality or habitability of the Property including defects which exist now or which may hereafter exist. The Buyer agrees to accept the risks connected to purchasing this property and hold Associate and COMPASS Florida LLC harmless.

X [Signature]
Buyer

3/27/26

Buyer

Comprehensive Rider to the Residential Contract For Sale And Purchase

COMPASS

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:

Austin Stracener (SELLER)
and _____ (BUYER)
concerning the Property described as 1697 Pine Valley Dr, Melbourne, FL 32935

Buyer's Initials _____

Seller's Initials AS

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 Greenbriar Village
(Name of Community)

- AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
- THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
- YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 384.52 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 _____.
- YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
- YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
- 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 _____.
- 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.
- 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.
- 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:
 - \$ _____ per _____ for _____ 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:

A+M Management Partners

Contact Person <u>Alan Guthrie</u>	Contact Person <u>Mary Wathen</u>
Phone <u>321-543-0610</u>	Phone <u>321-345-10095</u>
Email <u>alanguamgmt@gmail.com</u>	Email <u>MaryWAMgmt@gmail.com</u>

Additional contact information can be found on the Association's website, which is:
www. https://aandmngmt.com



HOA Information

Required Information for Prospective Buyers

Property Information

Address: 1697 Pine Valley Dr. ; Melbourne FL 32935

HOA Information

Property Management Company: <u>A+M Management Partners</u>	Property Management Website: <u>AandMMgmt.com/Greenbriar-Village</u>	
Contact Name: <u>Alan Guthrie</u>	Contact Phone Number: <u>321-345-0095</u>	Contact Email: <u>AlongAMMgmt@gmail.com</u>
Community/Association Website:	HOA Fees / Frequency: <u>384.52 Quarterly</u>	What does the Association Fee include? <u>Sprinkler maintenance fence " "</u>
Community Amenities:	55+ Community: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Pending Assessments: Yes <input type="radio"/> No <input checked="" type="radio"/>	If Yes, Explain and Provide the Assessment Amount:	

Buyer Information

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

Rental Restrictions

Rentals Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/>	Tenant Approval: Yes <input type="radio"/> No <input type="radio"/>	**If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 st Year: Yes <input type="radio"/> No <input type="radio"/>	Rental Period Minimum: <u>6 month</u>	Additional Info:	

Misc Restrictions

Pet Restrictions: Yes <input type="radio"/> No <input type="radio"/>	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:
In-Ground Pool Installs Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/>	RV/Boat Parking Allowed: Yes <input type="radio"/> No <input checked="" type="radio"/>	Fencing Allowed: Yes <input type="radio"/> No <input checked="" type="radio"/>	Truck Parking Allowed: Yes <input type="radio"/> No <input type="radio"/>
For Sale Signs Allowed: Yes <input checked="" type="radio"/> No <input type="radio"/>	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 Cecily@CarpenterKessel.com:

- Declarations
- Rules & Regulations
- By Laws
- Amendments
- Financial Documents Including Budget & Reserves (Condo's Only)
- Meeting Minutes - Last Three Meetings (Condo's Only)

Seller 1 Signature: [Signature] Date: _____

Seller 2 Signature: _____ Date: _____



PERSONAL PROPERTY INVENTORY

Seller 1: Austin Stracener Seller 2: _____
 Property Address: 1697 Pine Valley Dr., Melbourne FL 32935

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 -----	<input checked="" type="checkbox"/>		
Wall Oven(s): ___ Electric ___ Gas ----- AND -----			<input checked="" type="checkbox"/>
Cooktop: ___ Electric ___ 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 ___ Owned ___ 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 ___ Gas	<input checked="" type="checkbox"/>		
Chandelier/Hanging Lamp Qty <u>All</u>	<input checked="" type="checkbox"/>		
Ceiling Paddle Fan Qty <u>All</u>	<input checked="" type="checkbox"/>		
Sconce(s): Qty ___			
Draperies: Qty ___ Rods: Qty ___			
Plantation Shutters: Qty ___ <u>All</u>	<input checked="" type="checkbox"/>		
Shades Blinds: Qty ___			
Mirrors Location: <u>Bathroom</u>	<input checked="" type="checkbox"/>		
Fireplace(s) Qty <u>1</u> <input checked="" type="checkbox"/> Wood Burning ___ Gas ___ Both	<input checked="" type="checkbox"/>		
Boat Lift: Weight ___ Davits: ___ Electric ___ 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> ___ Tankless ___ Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/>		
Generator: ___ Electric ___ Propane ___ Natural Gas			<input checked="" type="checkbox"/>
Storm Shutters Panels: ___ Electric ___ Manual ___ Both			<input checked="" type="checkbox"/>
Awnings: ___ Electric ___ Manual			<input checked="" type="checkbox"/>
Propane Tank: ___ Owned ___ Leased			<input checked="" type="checkbox"/>
Central Vac System Equip + Accessories			<input checked="" type="checkbox"/>
Security Gate Remotes(s): Qty ___			<input checked="" type="checkbox"/>
Garage Door Opener(s): Qty ___			
Garage Door Remote(s): Qty ___			<input checked="" type="checkbox"/>
Smart Doorbell			<input checked="" type="checkbox"/>
Smart Thermostat(s) Qty ___			<input checked="" type="checkbox"/>
Summer Kitchen Grill			<input checked="" type="checkbox"/>
Pool: ___ Salt <input checked="" type="checkbox"/> Chlorine			
Pool Heater: ___ Gas ___ Elec ___ Solar			<input checked="" type="checkbox"/>
Hot Tub Spa: Heated: Yes No			<input checked="" type="checkbox"/>
Pool Cleaning Equipment			<input checked="" type="checkbox"/>
Pool - Child Fence Barrier			<input checked="" type="checkbox"/>
Storage Shed			<input checked="" type="checkbox"/>
Potted Plants Lawn Ornaments Fountains			<input checked="" type="checkbox"/>
Intercom			<input checked="" type="checkbox"/>
TV's: Qty ___ TV Mounts: Qty ___			<input checked="" type="checkbox"/>
Security System: ___ Owned ___ Leased Cameras: ___ Yes ___ No			<input checked="" type="checkbox"/>
Surround Sound (With Components) Speakers: ___ Yes ___ No			<input checked="" type="checkbox"/>
Satellite Dish TV Antenna ___ Leased ___ Owned			<input checked="" type="checkbox"/>
Other Notes:			

Seller 1: [Signature] Date: _____
 Seller 2: _____ Date: _____

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



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

Property Information

Address: 1697 Pine Valley Dr., Melbourne FL 32935		
Home Warranty: Yes <input type="radio"/> No <input checked="" type="radio"/>	if yes, Company Number:	
Lawn Service Number: HOA	Pool Company Number:	
Pest Company Number:	Termite Company Number:	Transferable Bond: Yes <input type="radio"/> No <input type="radio"/>

Utility Information

Trash Pick-Up Days: Tues Fri	Trash: Fri	Yard: Wednesday	Recycle:
Approximate Utility Cost Per Month	Electric:	Gas:	Water: Heat Source: Electric <input type="radio"/> Gas <input checked="" type="radio"/>
Water Source: City Water <input checked="" type="radio"/> Well <input type="radio"/>	Sprinkler System Runs On: Well <input type="radio"/> City <input type="radio"/> Reclaimed <input type="radio"/>		
Plumbing Source: Sewer <input checked="" type="radio"/> Septic <input type="radio"/>	Septic Location:		

Property Specifics

Roof Age: 2005	Heating & A/C System Age: 2015	Water Heater Age: 4/2018
Water Depth at Dock: NA	Waterfront Footage:	Type of Fencing: wood
Type of Flooring: carpet, tile, wood	Type of Countertops: formica	
Property Features Updates Year: HOA covers sprinklers, front landscaping + backyard privacy fence. Newly resurfaced pool w/ new plumbing and electrical New interior paint Vaulted ceilings, plantation shutters, fireplace window treatments, primary walk in closet w/ closet system		

Are You Providing a Copy of:

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

Seller 1 Signature: [Signature] Date: _____
 Seller 2 Signature: _____ Date: _____



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

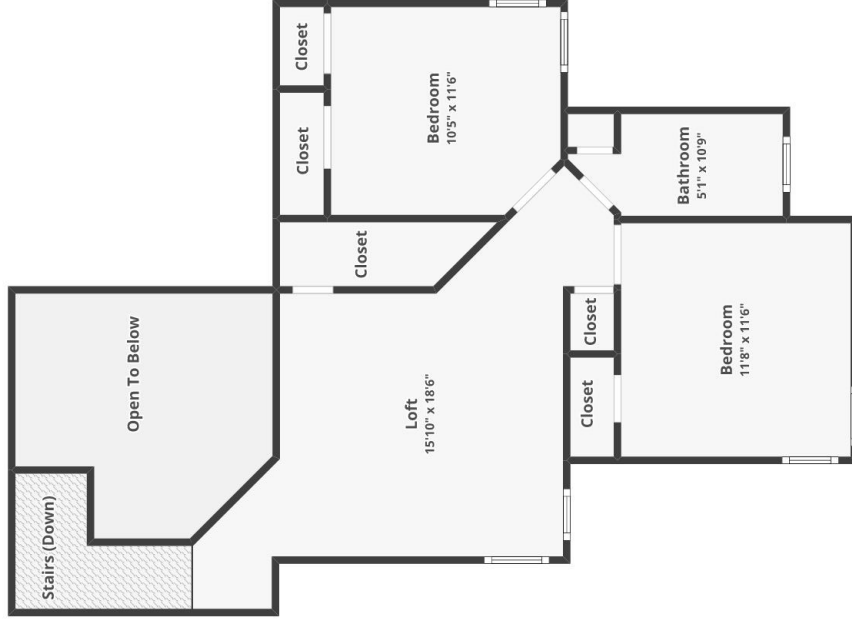
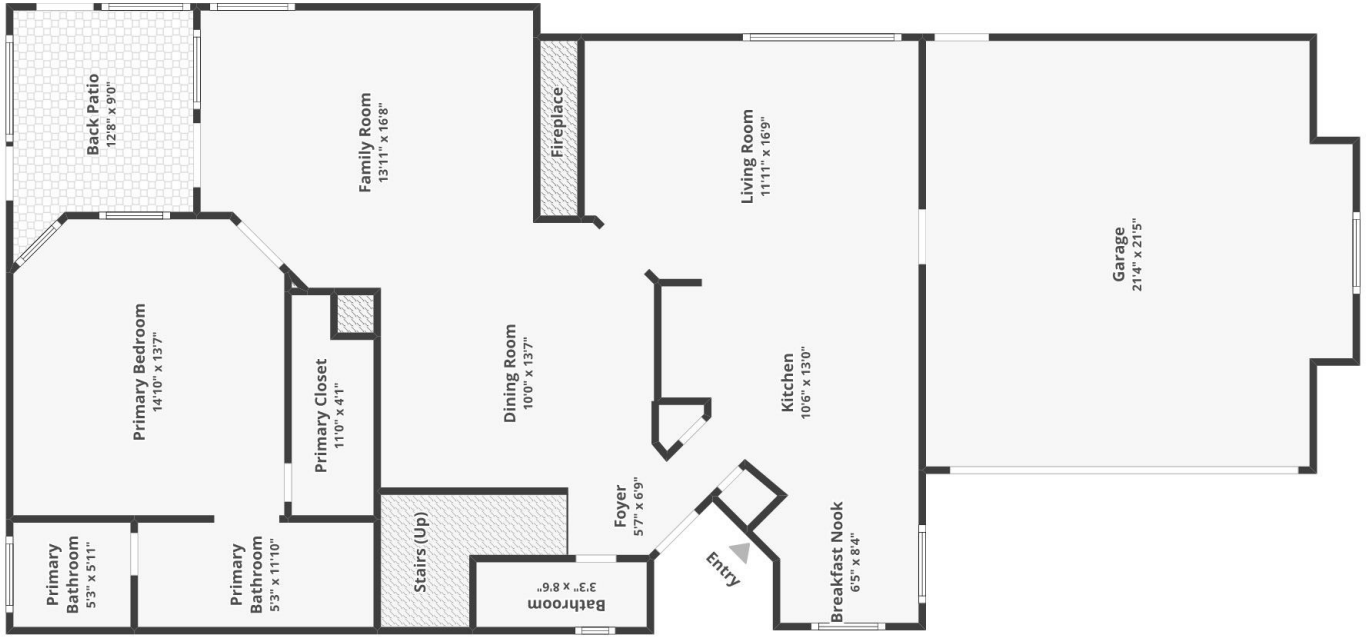
Property Defects

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.)

[Empty box for listing property defects]

Seller 1 Signature:  Date: _____

Seller 2 Signature: _____ Date: _____



FLOOR 1

FLOOR 2