

# Buyer Info Packet

5380 Cillette Ave, North Port, FL 34288

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

**Property Address:** \_\_\_\_\_ 5380 Cillette Ave, North Port, FL 34288 \_\_\_\_\_

**Listing Date:** \_\_\_\_\_ May 27, 2026 \_\_\_\_\_

**Seller Name(s):** \_\_\_\_\_ Dakota Note LLC \_\_\_\_\_

**Compass Agent Name:** \_\_\_\_\_ Jody Donnelly \_\_\_\_\_

**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.

\_\_\_\_\_  
*Trick Angpachorn*      May 27, 2026  
Seller Signature      Date

\_\_\_\_\_  
*Jody V Donnelly*      May 27, 2026  
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, Dakota Note LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 5380 Cillette Ave, North Port, FL 34288

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: *Stück Anspacker*  
"Member, Dakota Note LLC."

Date: May 27, 2026

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

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

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



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