

Buyer Info Packet

4035 Savannahs Trl. Merritt Island, FL 32953

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

Property Address: 4035 Savannahs Trl. Merritt Island, FL 32953

Listing Date: March 24, 2026

Seller Name(s): Richard Joseph Westerfield Denise M. Wegerif

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.

Richard Joseph Westerfield Mar 23, 2026
Seller Signature Date

Zack Spurlock Mar 31, 2026
Listing Agent Signature Date

Denise M. Wegerif Mar 30, 2026
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, Richard Joseph Westerfield Denise M. Wegerif, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 4035 Savannahs Trl. Merritt Island, FL 32953

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: Richard Joseph Westerfield

Date: March 23, 2026

Seller: Denise M. Wegerif

Date: March 30, 2026

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:

Richard Joseph Westerfield Denise M. Wegerif (SELLER) and (BUYER) concerning the Property described as 4035 Savannahs Trl. Merritt Island, FL 32953

Buyer's Initials Seller's Initials RJW DW

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 The Savannahs 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 \$ 490.00 PER YEAR. 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:

\$ 490.00 per YEAR 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:

thesavannahshoa.org

Contact Person Renae Foster
Phone 321-536-3166, 1-888-542-1555
Email rfoster.tcb@gmail.com

Contact Person _____
Phone _____
Email _____

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

www. tcbproperty.com, thesavannahshoa.org



HOA Information

Required Information for Prospective Buyers

Property Information

Address: 4035 Savannahs Trl. Merritt Island, FL 32953
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HOA Information

Property Management Company: TCB Property Mgmt	Property Management Website: tcbproperty.com, thesavannahshoa.org	
Contact Name: Renaë Foster	Contact Phone Number: 321-536-3166, 1-888-542-1555	Contact Email: rfoster.tcb@gmail.com
Community/Association Website: thesavannahshoa.org	HOA Fees Frequency: \$490.00/year	What does the Association Fee Include? maintenance for common areas
Community Amenities: Availability to play golf (public course) and Clubhouse dining	55+ Community: Yes	No <input checked="" type="checkbox"/>
Pending Assessments: Yes No	If Yes, Explain and Provide the Assessment Amount:	

Buyer Information

Buyer Approval: Yes No <input checked="" type="checkbox"/>	**If Yes, Please Provide the Form**	Buyer Approval Fee Amt:	Buyer Approval Acceptance Period:
First Right of Refusal: Yes No <input checked="" 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 checked="" type="checkbox"/>	Tenant Approval: Yes No	**If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 st Year: Yes No <input checked="" type="checkbox"/>	Rental Period Minimum:	Additional Info:	

Misc Restrictions

Pet Restrictions: Yes No <input checked="" type="checkbox"/>	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:
In-Ground Pool Installs Allowed: Yes No <input checked="" type="checkbox"/>	RV/Boat Parking Allowed: Yes No	Fencing Allowed: Yes No	Truck Parking Allowed: Yes No
For Sale Signs Allowed: Yes No <input checked="" 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: Richard Joseph Westfield

Date: March 23, 2026

Seller 2 Signature: Denise M. Weverif

Date: March 30, 2026



PERSONAL PROPERTY INVENTORY

Seller 1: <p style="text-align: center;">Richard Joseph Westerfield</p>	Seller 2: <p style="text-align: center;">Denise M. Wegerif</p>
Property Address: <p style="text-align: center;">4035 Savannahs Trl. Merritt Island, FL 32953</p>	

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): <input checked="" type="checkbox"/> Electric ___ Gas ----- AND -----	<input checked="" type="checkbox"/>		
Cooktop: <input checked="" type="checkbox"/> 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: ___ Electric ___ Gas	<input checked="" type="checkbox"/>		
Chandelier/Hanging Lamp Qty <u>3</u>	<input checked="" type="checkbox"/>		
Ceiling Paddle Fan Qty <u>4</u>	<input checked="" type="checkbox"/>		
Sconce(s): Qty ___		<input checked="" type="checkbox"/>	
Draperies: Qty ___ Rods: Qty ___		<input checked="" type="checkbox"/>	
Plantation Shutters: Qty ___		<input checked="" type="checkbox"/>	
Shades Blinds: Qty <u>3</u>	<input checked="" type="checkbox"/>		
Mirrors Location: bathrooms	<input checked="" type="checkbox"/>		
Fireplace(s) Qty ___ ___ Wood Burning <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> 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 <u>1</u>	<input checked="" type="checkbox"/>		
Garage Door Remote(s): Qty <u>1</u>	<input checked="" type="checkbox"/>		
Smart Doorbell		<input checked="" type="checkbox"/>	
Smart Thermostat(s) Qty <u>1</u>	<input checked="" type="checkbox"/>		
Summer Kitchen Grill		<input checked="" type="checkbox"/>	
Pool: ___ Salt <input checked="" type="checkbox"/> Chlorine	<input checked="" type="checkbox"/>		
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: Richard Joseph Westerfield Date: Mar 23, 2026

Buyer 1: _____ Date: _____

Seller 2: Denise M. Wegerif Date: Mar 30, 2026

Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:			
4035 Savannahs Trl. Merritt Island, FL 32953			
Home Warranty:	Yes	No	If yes, Company Number:
		X	
Lawn Service Number:	Pool Company Number:		
James Pratt 321-863-7676	Always Clear Pool Service 571-722-2832		
Pest Company Number:	Termite Company Number:	Transferable Bond:	Yes No
Lawn care Blanchard Services 321-259-7255			X

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
2 Tue/Fri	1 Friday	1 Thurs	
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
	180-250		80
Heat Source:	Electric	Gas	
	X		
Water Source:	City Water	Well	Sprinkler System Runs On:
	X		Well City Reclaimed
			X
Plumbing Source:	Sewer	Septic	Septic Location:
	X		

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
9yrs	2017	2017
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
NA	Lake & Golf Course	
Type of Flooring:	Type of Countertops:	
tile and carpet	formica and tile	

Property Features | Updates | Year:
 Expansive views of the open golf course with extra large screened in patio pool area.
 Pool is set up for volley ball having shallow on each side and preset holes for volley ball poles
 Garage has a detailed separate work bench
 Between the 2 car garage and the third owner has the option of closing off the space with pocket doors or large sliding screened panel
 Privacy gardens off of both full baths

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		4,500.00					

Seller 1 Signature: Richard Joseph Wiegand **Date:** March 23, 2026
Seller 2 Signature: Daniela M. Wiegand **Date:** March 30, 2026



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.)

light over front outside entrance needs replacement
ice maker in refrigerator does not work
some pool screening needs repair/replacement

Seller 1 Signature: Richard Joseph Westrafeldt Date: March 23, 2026
Seller 2 Signature: Denise M. Wegerif Date: March 30, 2026

