Buyer Info Packet

7853 LOREN COVE DR

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COMPASS

Seller's Property Disclosure Waiver

for Exclusive Right of Sale Listing Agreements

Property Address: 7853 Loren Cove Dr, Melbourne, FL 32940

Listing Date: 10/01/2026

Seller Name(s): Maria Trieste

Compass Agent Name: Terry Henderson

❑ **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.

eSign Maria Trieste 09/25/26 - 09:54 AM EDT — ~~Maria Trieste~~ 09/25/2026

Seller Signature Date

eSign Terry Henderson 09/25/26 - 09:53 AM EDT — Terry Henderson 09/25/2026

Listing Agent Signature Date

_____ _____

Seller Signature Date

eSign ID: 9dc2d5d1-de2a-45a6-acc8-f260eb130e5f

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, _____ ***Maria Trieste*** _____, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: ***7853 Loren Cove Dr, Melbourne, FL 32940*** _____

_____.

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: eSign Maria Trieste 09/25/26 - 09:54 AM EDT ***Maria Trieste*** Date: 09/25/2026

Seller: _____ Date: _____

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

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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:

MARIA E TRIESTE (SELLER)

and _____ (BUYER)

concerning the Property described as 7853 LOREN COVE DR MELBOURNE, FL 32940

Buyer's Initials _____ _____ ***Seller's Initials*** M.J _____

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 LOREN COVE AT ADDISON VILLAGE
(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 $456 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

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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:
   $ 456 per MONTH for Loren Cove HOA to _____
   $ 260 per year for CVCA to _____
   $ $702.67 per year for Addison Village Club 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:

Artemis Lifestyles	
Contact Person Sean Connor	**Contact Person** _____
Phone 407-705-2190	**Phone** _____
Email sconnor@artemislifestyles.com	**Email** _____

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

www. _____

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HOA Information

Required Information for Prospective Buyers

Property Information

Address: 7853 Loren Cove Dr.

HOA Information

Property Management Company: Artemis Lifestyles	Property Management Website: https://lorencove.frontsteps.com	
Contact Name: Sean Connor	Contact Phone Number: 407-705-2190	Contact Email: sconnor@Artemislifestyles.com
Community/Association Website:	HOA Fees | Frequency: $456 / month	What does the Association Fee Include? landscaping Insurance, Roof Coverage, Paint
Community Amenities: clubhouse w/ kitchen, Gym, Playground, Walking Path		55+ Community: Yes (No)
Pending Assessments: Yes (No)	If Yes, Explain and Provide the Assessment Amount:	

Buyer Information

Buyer Approval: Yes (No) **If Yes, Please Provide the Form**	Buyer Approval Fee Amt: N/A	Buyer Approval Acceptance Period: N/A
First Right of Refusal: Yes (No) **If Yes, Please Provide the Form**	First Right of Refusal Fee Amt: N/A	First Right of Refusal Acceptance Period: N/A

Rental Restrictions

Rentals Allowed: (Yes) No	Tenant Approval: Yes (No) **If Yes, Please Provide the Form**	Tenant Approval Fee Amt: N/A
Lease Allowed During 1st Year: (Yes) No	Rental Period Minimum: 1 year	Additional Info:

Misc Restrictions

Pet Restrictions: (Yes) No	Total # of Pets Allowed:	Weight Limit: None	Type of Pets Allowed:
In-Ground Pool Installs Allowed: (Yes) No	RV/Boat Parking Allowed: Yes No — No - Temp Parking	Fencing Allowed: Yes (No)	Truck Parking Allowed: (Yes) No — No Commercial
For Sale Signs Allowed: (Yes) No	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: MARIA E TRIESTE Date: October 1, 2026

Seller 2 Signature: _____ Date: _____

V020

COMPASS

PERSONAL PROPERTY INVENTORY

Seller 1:	Seller 2:
Property Address:	

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): ___Electric X Gas ---------- OR ----------			
Wall Oven(s): ___Electric X Gas ---------- AND ----------			
Cooktop: ___Electric X Gas			
Refrigerator with Freezer	X		
Microwave Oven	X		
Dishwasher	X		
Disposal	X		
Water Softener | Purifier ___Owned ___Leased		X	
Bar Refrigerator			X
Separate Refrigerator | Freezer | Stand Alone Ice Maker		X	
Wine Cooler		X	
Compactor		X	
Washer	X		
Dryer: ___Electric X Gas	X		
Chandelier/Hanging Lamp Qty 4	X		
Ceiling | Paddle Fan Qty 1	X		
Sconce(s): Qty___		X	
Draperies: Qty___ Rods: Qty___		X	
Plantation Shutters: Qty___			
Shades | Blinds: Qty 4	X		
Mirrors | Location: 2	X		
Fireplace(s) Qty___ ___Wood Burning ___Gas ___Both		X	
Boat Lift: Weight_____ Davits: ___Electric ___Manual			X
Appliances Leased Describe:		X	
Pool Table | Game Table		X	

Item	Yes	No	N/A
Water Heater(s): Qty 1 X Tankless X Gas ___Electric	X		
Generator: ___Electric ___Propane ___Natural Gas		X	
Storm Shutters | Panels: ___Electric ___Manual ___Both	X		
Awnings: ___Electric ___Manual		X	
Propane Tank: ___Owned ___Leased		X	
Central Vac System | Equip + Accessories			X
Security Gate Remotes(s): Qty___			X
Garage Door Opener(s): Qty 2	X		
Garage Door Remote(s): Qty___			
Smart Doorbell		X	
Smart Thermostat(s) Qty___		X	
Summer Kitchen Grill			X
Pool: ___Salt ___Chlorine			X
Pool Heater: ___Gas ___Elec ___Solar			X
Hot Tub | Spa: Heated: Yes No			X
Pool Cleaning Equipment			X
Pool – Child Fence | Barrier			X
Storage Shed			X
Potted Plants | Lawn Ornaments | Fountains		X	
Intercom		X	
TV's: Qty___ TV Mounts: Qty___		X	
Security System: ___Owned ___Leased Cameras: ___Yes ___No Not Hooked up	X		
Surround Sound (With Components) Speakers: ___Yes X No		X	
Satellite Dish | TV Antenna ___Leased ___Owned		X	
Other | Notes:			

October 1, 2026

Seller 1: MARIA E TRIESTE **Date:** _____ **Buyer 1:** _____ **Date:** _____

Seller 2: _____ **Date:** _____ **Buyer 2:** _____ **Date:** _____

V4/20

COMPASS

FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 7853 Loren Cove Dr.

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

Lawn Service | Number: HoA

Pool Company | Number: HoA

Pest Company | Number: HoA

Termite Company | Number:

Transferable Bond: Yes No

Utility Information

Trash Pick-Up Days Trash: Tues/Fri Yard: Recycle: Tues

Approximate Utility Cost Per Month Electric: Gas: Water:

Heat Source: Electric Gas

Water Source: (City Water) Well

Sprinkler System Runs On: Well City Reclaimed HoA

Plumbing Source: (Sewer) Septic

Septic Location: N/A

Property Specifics

Roof Age: 2017

Heating & A/C System Age: 2017

Water Heater Age: 2017

Water Depth at Dock: —

Waterfront Footage: —

Type of Fencing: —

Type of Flooring: Tile Carpet in Bedrooms

Type of Countertops: Granite

Property Features | Updates | Year:

Are You Providing a Copy of:

Wind Mitigation: Yes (No)

Four-Point Inspection: Yes (No)

Survey: Yes (No)

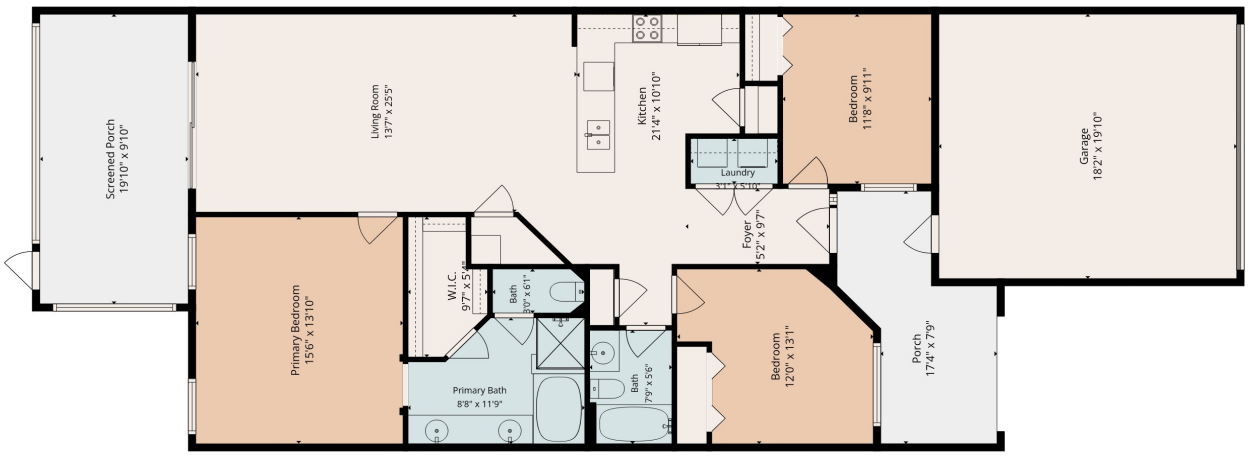
Insurance Declaration Page: Yes No

Approximate Insurance Cost Per Year:

Seller 1 Signature: MARIA E TRIESTE Date: October 1, 2026

Seller 2 Signature: _____ Date: _____

V020


Screened Porch
19'10" x 9'10"
Living Room
13'7" x 25'5"
Kitchen
21'4" x 10'10"
Laundry
3'1" x 5'10"
Bedroom
11'8" x 9'11"
Garage
18'2" x 19'10"
Foyer
5'2" x 9'7"
Primary Bedroom
15'6" x 13'10"
W.I.C.
9'7" x 5'6"
Bath
8'0" x 6'1"
Primary Bath
8'8" x 11'9"
Bath
7'9" x 5'6"
Bedroom
12'0" x 13'1"
Porch
17'4" x 7'9"

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