



Seller's Real Property Disclosure Statement

RAFAEL FUENTES

R01-221-17-3310-0089-0180

Sellers Name(s)

Tax Identification Number

18025 NIMICK RD, WEEKI WACHEE, FL 34614

Subject Property Address

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property considered. This disclosure statement concerns the condition of the real property located at the above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers. The following representations are made by the Seller and are not the representations of any real estate licensee.

Sellers **Currently Occupy** **Do Not Currently Occupy** **Have Never Occupied** **the property.**

Please answer all questions by filling in the appropriate choice and provide any detailed explanations of any questions where you have answered YES on pages 4 and 5 below.

DISCLOSURE KEY: Y=Yes N=No ?=Unknown or Not Applicable

Y N ?

1. CLAIMS & ASSESSMENTS:

- a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service, taxing or benefit unit charges or unpaid assessments (including homeowner's association maintenance fees or proposed increases and/or maintenance fees) affecting the property?
- b. Have any local, state, or federal authorities notified you that repairs, alterations, or corrections of the property are required?

2. DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS:

- a. Are you aware of any deed or homeowner restrictions?
- b. If applicable, are you aware of any proposed changes to any of the restrictions?

3. PROPERTY-RELATED ITEMS/FLOOD:

- a. Is any portion of the property in a special flood hazard area?
- b. Are any improvements including additions located below flood base elevation?
- c. Are there any improvements constructed that do not meet applicable local flood guidelines?
- d. Is any portion of the property seaward of the coastal construction line?
- e. Are there any encroachments, setbacks violations, boundary disputes, or easements affecting the property?
- f. Are there any improvements outside of the main dwelling on the property since ownership?

Seller Initials: (RF) () Buyer Initials: () ()



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Y	N	?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. THE LAND:

- a. Are you aware of any past or present soil movement or sinkhole problems affecting the property or adjacent properties?
- b. Are you aware if the property was checked for a sinkhole?
- c. Are you aware if there has been a insurance claim or payout for purpose of sinkhole?
- d. Are you aware of any past or present drainage or flood problems affecting the property or adjacent properties?
- e. Are you aware of any past or present problems with the driveway, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movement?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. ENVIRONMENT:

- a. Are you aware of any substance, materials, or products, which may be an environmental hazard, such as but not limited to asbestos, urea, formaldehyde, radon gas, mold, lead-based paint, fuel, propane, chemical storage tanks (active or abandoned), or contaminated soil or water on the property?
- b. Are you aware of any clean up, repairs, or remediation of the property due to any of the substances, materials, or products listed in question 5a, including outbuildings?
- c. Are you aware of any condition or proposed change in the vicinity of the property that will materially affect the value of the property, such as but not limited to, proposed development of proposed roadways?
- d. Are you aware of any wetlands, mangroves, archaeological sites, or environmentally sensitive areas located on the property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. ZONING:

- a. Are you aware of zoning violations or nonconforming uses of the property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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7. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

- a. Do you have any knowledge of termites, dry rot, pests, or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property caused by them?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. STRUCTURE RELATED ITEMS:

- a. Is there any structural damage which may have been a result of, but not limited to, fire, wind, flood, hail, landslide, or blasting which materially affects the value of the property?
- b. Are you aware of any structural condition or in the case of a homeowners association, any condition in the common elements that materially affect the value of the property?
- c. Are you aware of any improvements or additions to the property, whether by you or others, that have been constructed in violation of building codes or without necessary permits?
- d. Are there any active permits on the property which have not been closed by final inspection?

Seller Initials: (PK) () Buyer Initials: () ()



**Authorization to Furnish
TILA-RESPA Integrated Disclosures ("TRID")**

To: Lender, Title Company, Escrow Agent and/or their Representatives,

Re: 18025 NIMICK RD, WEEKI WACHEE, FL 34614 (Property)

I, RAFAEL FUENTES Seller Buyer am represented by the following Broker:

Name of Broker: Florida Luxury Realty, Inc.

License Number: BK3075062

Address: 2144 Seven Springs Blvd.

City, State, Zip: Trinity, FL 34655

Phone: 727-372-6611

Email: broker@floridaluxury.com

Name of Broker's Authorized Associate (if applicable): Roxanna Lopez

License Number of Authorized Associate (if applicable): SL 3448248

I hereby authorize you to disclose and furnish a copy of any and all closing disclosures or other settlement statements provided in relation to the closing of the real estate transaction involving the Property to the above-named Broker or Broker's authorized associate.

[Signature] _____ Date May 20, 24

Signature Date

Note to licensee: In the event of receipt of the above documents, please be aware of the proper disposal of Nonpublic Personal Information (NPI) pursuant to federal and state law.



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Y	N	?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. ROOF-RELATED ITEMS:

- a. Has the roof leaked or other roof defects existed since you have owned the property?
- b. Do you know when the roof was last replaced? If yes, when? 2020

10. PLUMBING-RELATED ITEMS:

Water Source: Public Well **Waste Water Disposal:** Sewer Septic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Are you aware of any safety issues with the water?
- b. Are you aware of any septic tanks or wells on the property that are not being used?
- c. Are you aware of any conditions that materially affect the value of the property relating to tank/drain field, sewer lines or any other plumbing related items?

11. ELECTRICAL SYSTEM:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a. Are you aware of any defective or malfunctioning electrical system breakers, panels, switches, receptacles, or wiring?

12. HEATING AND AIR CONDITIONING SYSTEM:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. Are you aware of any defective, malfunctioning, or condensation problems regarding the heating and air conditioning systems?
- b. Do you know when the HVAC was last replaced? If yes, when? 2020

13. MOISTURE/WATER INTRUSION INCIDENTS/MOLD:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Are there any instances where moisture/water/condensation/humidity intruded into any structures located on the property as a result of rain, plumbing leak, appliance leak, roof, window or wall leak or any other leak or event?
- b. Are you aware of any damage to the structures located on the property including growth of mold that resulted from any type of moisture/water/condensation/humidity intrusion or leak?
- c. Are you aware of any clean up, repairs, or remediation of the property including cleanup of mold because of moisture or water intrusion/condensation/humidity?

14. CHINESE/DEFECTIVE DRYWALL:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a. Are you aware of any drywall installation in the property between the year 2004 and 2009 and any knowledge of the presence of Chinese/defective drywall in the property?

15. POOLS/HOT TUBS/SPAS:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a. If the property has an inground pool and/or spa, are there any defective or malfunctioning systems or other concerns that should be noted.

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16. MAJOR APPLIANCES / PERSONAL PROPERTY:

If any of the following convey with the home, enter # in the **QTY** box to the left of item.

If any item requires an energy source, indicate type in the **SRC** column to the right of item.

Appliance Energy Source Key : E=Electric G=Gas N=Not Applicable

QTY	ITEM	SRC	QTY	ITEM	SRC
1	Refrigerator(s)		0	Pool barrier/fence	
1	Microwave oven		1	Pool equipment	
1	Washer		0	Pool heater	
1	Dryer		0	Spa or hot tub with heater	
0	Stand-alone ice maker		1	Above ground pool	
	Smoke detector(s)		0	Storage shed	
	Security system <input checked="" type="checkbox"/> Leased <input type="checkbox"/> Owned		1	TV antenna/satellite dish	
0	Window/Wall A/C		0	Water softener/purifier	
0	Generator		0	Storm shutters and panels	
1	Range/oven(s)		1	Garbage disposal	
0	Ceiling fans		1	Dishwasher(s)	
1	Sprinkler System		2	Garage Door Openers	

a. Do any of the included items above not fully work as intended? YES NO

Below, please detail any shortcomings or explanations for any questions that were answered YES above or any other of which needs to be disclosed to prospective Buyers. Refer section and question (example: 10a) in your explanations.

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Description of any disclosure continued here:

ACKNOWLEDGEMENT OF SELLER

The undersigned seller represents that the information set forth in this seller's property disclosure statement are accurate and complete to the best of the seller's knowledge on the date signed below. Seller does not intend for the information contained in this disclosure to be a warranty or guarantee of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective buyers of the property and their agents. Seller understands and agrees that seller will notify the buyer in writing within five business days after seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the buyer.

 _____

 5/20/24 _____
 Seller Signature Seller Signature Date

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

The seller is using this form to disclose seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by the seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee. Buyer acknowledges having received a copy of this disclosure statement.

 Buyer Signature Buyer Signature Date