



This Addendum is approved by the  
 Sarasota Realtor Attorney Joint Committee  
 of the  
 Sarasota Association of REALTORS®, Inc./Sarasota County Bar Association, Inc.

## Seller's Property Disclosure Statement

### General Information About Seller

Name: John & Sandy Barry Telephone Number: 907-9107  
 Address: 3060 Cow Camp Lane  
Street Address  
Sarasota, FL 34240  
City State Zip Code

### General Information About Property:

Property: 0135-07-0003  
 Legal  
 Description: Parcel 11 Sarasota Polo Club

1. **Notice to 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 being considered. The listing broker, the participating broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

2. **Lawsuits, Claims and Assessments:**

Do you know of existing, pending or proposed legal actions, claims, special assessments, assessments (including condominium or homeowners association maintenance fees) or proposed increases in assessments and/or maintenance fees affecting the property? NO  YES

If yes, explain: \_\_\_\_\_  
 Is this property within a Community Development District (CDD)? NO  YES   
 If so, what are the Annual Assessments? \$ \_\_\_\_\_  
 Capital Assessments \$ \_\_\_\_\_  
 Name of Community Development District (CDD) \_\_\_\_\_

3. **Title-Related Items:**

If there is a homeowner association, is membership mandatory? NO  YES   
 Are fees charged by the homeowner association? NO  YES   
 The following fees are currently charged by the Homeowner's Association:

\$ 6700.00 per year to \_\_\_\_\_  
 \$ \_\_\_\_\_ per \_\_\_\_\_ to \_\_\_\_\_  
 \$ \_\_\_\_\_ per \_\_\_\_\_ to \_\_\_\_\_  
 \$ \_\_\_\_\_ per \_\_\_\_\_ to \_\_\_\_\_

Are there any deed or homeowner association restrictions? NO  YES  If yes, are you aware of any proposed changes to the restrictions? NO  YES   
 If yes, explain: \_\_\_\_\_

Buyer's initials \_\_\_\_\_

Seller's Initials JB

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**Title-Related Items (continued)**

Are there any resale restrictions? NO  YES

If yes, explain: \_\_\_\_\_

Are access roads private  public  If private, describe the maintenance agreement: maintained

Is the property subject to a lease or land use fees for recreational lease? NO  YES

If yes, explain: bylaws

Association/Management contact name and phone # Maggie Mitchell 907-0000

**4. Survey-Related Items:**

Do you know of any walls, fences, driveways or other features shared in common with adjoining landowners, encroachments, boundary line disputes, set-back violations or easements affecting the property? NO  YES

If yes, explain: \_\_\_\_\_

Is any portion of the property fenced? NO  YES

If yes, who is the owner of the fence? John Barry

Is any portion of the property in a designated flood hazard zone which requires flood insurance? NO  YES

Is any portion of the property seaward of the coastal construction control line? NO  YES

**5. The Land:**

Do you know of any past or present settling or soil movement problems on the property or on adjacent properties? NO  YES  If yes, explain: \_\_\_\_\_

Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? NO  YES  If yes, explain: \_\_\_\_\_

Do you know of any past or present problems with driveways, walkways, patio, seawalls, retaining walls on the property or adjacent properties due to drainage, flooding or soil movements? NO  YES  If yes, explain: \_\_\_\_\_

**6. Environment:**

Are you aware of any substances, 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 or chemical storage tanks, active or abandoned, and contaminated soil or water on the property? NO  YES  If yes, explain: \_\_\_\_\_

Are you aware of any condition or proposed change in the vicinity of the property that could affect the value or desirability of the property, such as, but not limited to, proposed zoning changes, proposed development, excessive noise, unusual odors or proposed roadways? NO  YES  If yes, explain: \_\_\_\_\_

Are there wetlands, mangroves, archeological sites or other environmentally sensitive areas located on the property? NO  YES  If yes, explain: 1.5 acres wetlands

**7. Termites, Dryrot, Pests:**

Do you have any knowledge of termites, dryrot or pests on or affecting any improvements located on the property or any structural damage to the property caused by termites, dryrot or pests? NO  YES  If yes, explain: \_\_\_\_\_

**8. Structure-Related Items:**

Are you aware of any structural condition, or in the case of a condominium unit any condition in the common elements, that could affect the value or desirability of the property? NO  YES  If yes, explain: \_\_\_\_\_

Are you aware of any improvements, including any additions that have been constructed in violation of building codes? NO  YES  If yes, explain: \_\_\_\_\_

Buyer's initials \_\_\_\_\_

Seller's Initials [Signature]

Structure-Related Items (continued)

Are you aware of whether any improvements, including any additions have been constructed without necessary permits? NO  YES  If yes, explain: \_\_\_\_\_

Are you aware of whether any improvements, including any additions are in violation of current zoning regulations? NO  YES  If yes, explain: \_\_\_\_\_

Are you aware of whether any improvements, including any additions are located below the base flood elevation? NO  YES  If yes, are you aware of whether such improvements have been constructed in violation of the applicable community flood plain management ordinances? NO  YES  If yes, explain: \_\_\_\_\_

9. Roof-Related Items:

Has the roof ever leaked since you owned the property? NO  YES  If yes, please explain what was done to correct the leaks: \_\_\_\_\_

How old is the present roof? 2008 Has the roof been replaced? NO  YES  If yes, when was it replaced? \_\_\_\_\_

Is there a warranty on the roof? NO  YES  If yes, is it transferable? NO  YES  If yes, please provide a copy of the warranty. Are you aware of any roof defects? NO  YES

If yes, explain: \_\_\_\_\_

If this is a condominium who is responsible for maintaining the roof? \_\_\_\_\_

10. Plumbing-Related Items:

What is your drinking water source: Public  Well  If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? 8.06

Do you have a water softener? NO  YES  If yes, is it: Owned  Leased  Do you have a sewer or a septic system? Sewer  Septic  Are there any septic tanks or wells that are not currently being used? NO  YES  If yes, explain: back-up well, in use

Are there any plumbing leaks around and under sinks, toilets, showers or bathtubs? NO  YES  If yes, explain: \_\_\_\_\_

Lawn Irrigation System NO  YES  If yes, Public  Private  Automatic Timer NO  YES

Are you aware of any conditions that could affect the value or desirability of the property relating to the septic tank/drainfield, sewer lines or any other plumbing related items? NO  YES

If yes, explain: \_\_\_\_\_

11. Pool-Related Items:

Pool Heater? NO  YES  Type: Gas  Electric  Solar  Pool Sweep? NO  YES

Spa/Hot Tub? NO  YES  Type: Gas  Electric

What pool equipment is included in the sale? All

Are you aware of any conditions that could affect the value or desirability of these items? NO  YES

If yes, explain: \_\_\_\_\_

12. Electrical System:

Are you aware of any damaged or malfunctioning switches, receptacles or wiring? NO  YES

If yes, explain: \_\_\_\_\_

Are you aware of any conditions that could affect the value or desirability or operating capacity of the electrical system? NO  YES  If yes, explain: \_\_\_\_\_

13. Heating And Air Conditioning-Indicate existing equipment:

Air Conditioning: Central  Window/Wall  Number of Units 14

Fireplace: Gas  Wood Burning  Electric  Heating: Electric  Fuel Oil  Gas  Other

Solar Heating: Owned  Leased  Rented  Water Heater: Electric  Gas  Solar  Owned  Leased

Buyer's initials \_\_\_\_\_

Seller's Initials JM SB

Heating And Air Conditioning (continued)

Are you aware of any problems regarding these items? NO  YES

If yes, explain: \_\_\_\_\_

14. Other Equipment:

Electric garage door opener: NO  YES  Number of Transmitters 15  
Security System: NO  YES  Leased  Owned  Connected to Central Monitor  Monthly Fee \_\_\_\_\_  
Smoke Detectors: NO  YES  Are you aware of any conditions that could affect the value or desirability of the above-described equipment? NO  YES

If yes, explain: \_\_\_\_\_

15. Appliances Being Sold:

Please circle the appliances that are included in the sale of your property:  refrigerator  stove  
 microwave oven  washer  dryer-is it vented to outside? NO  YES   dishwasher  trash  
compactor  intercom  paddle fans  other: \_\_\_\_\_

Are any of these appliances in need of repair or replacement? NO  YES

If yes, explain \_\_\_\_\_

16. Other Matters:

Is there anything else that may materially affect the value or desirability of the property? NO  YES

If yes, explain: \_\_\_\_\_

The undersigned Seller represents that the information set forth in the foregoing Disclosure Statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this Disclosure Statement to be a warranty or guaranty of any kind. Seller hereby authorizes the listing broker to disclose the information in this Disclosure Statement to prospective Buyers of the property and to brokers and their agents. Seller understands and agrees that Seller will notify the listing broker in writing immediately if any information set forth in this Disclosure Statement becomes inaccurate or incorrect in any way during the term of the listing.

Seller: John J. Perry III

Date: 2/9/07

Seller: Candy Perry

Date: 2/9/07

**RECEIPT AND ACKNOWLEDGEMENT OF BUYER**

This Disclosure Statement is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or warranty or representation of the listing broker, the participating broker, and their respective agents. The undersigned Buyer or prospective Buyer hereby acknowledges the receipt of the foregoing Disclosure Statement which is a disclosure by Seller. Brokers are not responsible for the accuracy or completeness of this Disclosure Statement. The undersigned Buyer or prospective Buyer acknowledges and understands that Buyer may obtain an independent professional inspection to verify the condition of the property and to determine the cost of repairs, if any.

Buyer: \_\_\_\_\_

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

Buyer: \_\_\_\_\_

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

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