



**Buyers and Sellers Disclosure Addendum**

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

Property Address: \_\_\_\_\_

Buyer(s) \_\_\_\_\_

Seller(s) EASTER SEAL SOCIETY OF VOLUSIA AND FLAGLER COUNTIES INC

In accordance with our pledge to serve customers honestly and fairly, Bee Realty Corp. has prepared this disclosure to inform Buyers and Sellers of the following conditions:

1. **CONDITION OF PROPERTY.** Bee Realty Corp and its licensees will not render a professional opinion as to any condition of the property being purchased. Bee Realty Corp and its licensees RECOMMEND to the Buyer(s), in accordance with the contract form for Sale and Purchase, that an inspection by an appropriate PROFESSIONAL INSPECTOR(S) is made of the property including but not limited to the structures, equipment and mechanical items, mold, well, water quality, septic tank. Selection of the professional inspector(s) is the responsibility of the Buyer(s). **Failure to make inspection(s) shall be the sole responsibility of the Buyer(s).**

2. **PROPERTY INFORMATION.** Although we strive to provide current and accurate information regarding the property, any information pertaining to any or all of the following: property dimension, age, legal description, room sizes, property tax information and / or mortgage status is found to be incorrect or inaccurate as a result of survey, title search, transmittal of mortgage information, building specifications or through any other source or document, is not guaranteed and the Buyer(s) and Seller(s) shall hold Bee Realty Corp and its licensees, harmless and free of any liability or responsibility.

3. **SELLER (S) DISCLOSURE STATEMENT.** Florida Law requires the Seller(s) to disclosure to potential Buyer(s) any known defects, which may not be readily visible. Prospective Buyer(s) should exercise their right to order and arrange for any and all inspections of property which feel are necessary, as it is not the responsibility of the REALTOR® to conduct a physical inspection of the property to discover defects.

4. **MOLD DISCLOSURE.** Mold is found both indoors and outdoors. The presence of mold may cause property damage or health problems. Should you desire a mold inspection or additional about mold, contact a professional trained in this field.

5. **CHINESE/DEFECTIVE DRYWALL.** Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of items as well as create noxious odors which may pose health risks. Should you desire a drywall inspection or want additional information, contact a professional trained in this field.

6. **TERMITES AND WOOD- DESTROYING ORGANISMS.** Neither Bee Realty Corp nor its associates or employees, are experts concerning termites or other wood-destroying organisms or their presence upon or in any home, structure or portion of any property. Bee Realty Corp and its associates make no representation or warranty concerning the presence of wood-destroying organisms upon or in the property to be purchased. Since these organisms can cause structural damage, Bee Realty Corp recommends to Buyer(s) that a wood-destroying organism inspection of the property be ordered and reviewed, and that the Buyer(s) consult directly with the inspectors about the presence (or lack of presence) of any wood-destroying organisms upon or in the property to be purchased.

7. **PERMITS.** Seller and Buyer acknowledge that there may have been improvements to the property which were made without required permits or still have open permits for. It is the seller's obligation to disclose these defects, and the buyer's obligation to verify any permit information or lack of permits with the county or city where the property is located. Buyer(s) and Seller(s) shall hold Bee Realty Corp and its licensees and employees harmless and free of any liability or responsibility.

8. **SCHOOL DISTRICT.** School boundaries are subject to change. As a result, the information available to the Seller(s) or Bee Realty Corp may not be accurate or current, even though it appears to be from reliable sources. If this information is important to you, contact the local school board directly to verify the correct school boundaries of the particular property prior to entering into a contract.

9. **PROPERTY TAX DISCLOSURE.** Buyer(s) should not rely on the Seller(s) current property taxes as the amount of property taxes that the Buyer(s) may be obligated to pay in the year(s) subsequent to purchase. A change of ownership or property improvements may trigger reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the County Property Appraiser's Office for more information.

10. **SEXUAL OFFENDERS.** Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals who may be living in their communities. The Buyer(s), who deem this information important, should

B7

contact the FDLE prior to entering into a contract via the Internet at [www.fdle.state.fl.us](http://www.fdle.state.fl.us) or by phone, toll at 1-888-357-7332.

11. **Deposits:** Bee Realty Corp does not maintain an escrow account and your escrow money will not be held by Bee Realty Corp. All escrow deposits must be put on deposit with a title company. Please be aware that title companies are not regulated by Chapter 475 of the real estate Commission and any disputes will require Mandatory Arbitration through a third party Arbitrator. By signing this agreement, both buyer and seller agree to arbitration and the loser of the arbitration agrees to pay all legal fees of the prevailing party. In the event the parties agree to a division of deposits, each party will be responsible for their own legal fees. Furthermore, all parties to this contract hold Bee Realty Corp harmless for anything dealing with escrow money.

The undersigned acknowledge that this Disclosure has been read and signed BEFORE signing a contract for Sale and Purchase.

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_

Seller BEVERLY JOHNSON Seller \_\_\_\_\_

September 14, 2023