

**Addendum to Contract**  
FLORIDA ASSOCIATION OF REALTORS®



Addendum No. 1 to the Contract dated \_\_\_\_\_ between  
426 EC, LLC (Seller)  
and \_\_\_\_\_ (Buyer)

concerning the property described as:

426 East Citrus Ave, Eustis, FL 32726

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

1. Buyer shall provide written verification from the mortgage broker or lender of the Loan Approval in accordance with the terms set forth in this Contract. If the Buyer fails to obtain Loan Approval within the time set forth and thereby terminates this Contract, the Buyer shall provide written verification of the same, and the reason for such denial.

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

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

Date: 07/16/2025 06:59 PM Seller: John Sanfelippo for 426 EC, LLC

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

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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:

426 EC, LLC (SELLER)
and (BUYER)
concerning the Property described as 426 East Citrus Ave, Eustis, FL 32726

Buyer's Initials Seller's Initials JSF4EL

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 NONE (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 \$ PER . 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:

\$        per        for        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:

  N/A   \_\_\_\_\_

Contact Person   N/A   \_\_\_\_\_ Contact person \_\_\_\_\_

Phone   N/A   \_\_\_\_\_ Phone \_\_\_\_\_

Email   N/A   \_\_\_\_\_ Email \_\_\_\_\_

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

www. \_\_\_\_\_

*JSF4EL*

# Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between 426 EC, LLC (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as 426 East Citrus Ave, Eustis, FL 32726

Buyer's Initials \_\_\_\_\_

Seller's Initials JSF4EL

## E. FEDERAL HOUSING ADMINISTRATION (FHA)/U.S. DEPARTMENT OF VETERANS AFFAIRS (VA)

### 1. DEFINITIONS:

- (a) "Contract" is the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase, to which this Rider is attached and intended to amend.
- (b) "Property" is the Property which is the subject matter of this Contract.
- (c) "HUD" is the Department of Housing and Urban Development.
- (d) "VA" is the US Department of Veterans Affairs
- (e) "Purchaser" is the Buyer named in this Contract.

### 2. INSPECTIONS AND APPRAISAL:

In addition to the requirements of this Contract, Seller shall comply with applicable FHA or VA regulations regarding lender required inspections and appraisal repairs (collectively "Appraisal Repairs"). The cost to Seller for Appraisal Repairs shall not exceed \$ 0.00, which cost is in addition to the costs required to be paid by any other provisions of this Contract.

3.  (CHECK IF APPLICABLE): **FHA FINANCING:** It is expressly agreed that notwithstanding any other provisions of this Contract, the Purchaser shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Veterans Administration, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than \$ \_\_\_\_\_. The Purchaser shall have the privilege and option of proceeding with consummation of this Contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the Property. The Purchaser should satisfy himself/herself that the price and condition of the Property are acceptable.

- (a) **Fees, Prepayments:** Purchaser shall pay all loan expenses, except tax service fee which fee, if charged by Buyer's lender, shall be paid by Seller up to a maximum of \$ 0.00 (if left blank, then \$100.00).
- (b) **Appraisal Repairs:** If the cost of Appraisal Repairs exceeds the limit imposed by Paragraph 2 above, Seller must, within 3 days after receiving notice of the excess cost, give Purchaser written notice of Seller's intention to pay some, all, or none of the excess amount. If Seller elects to pay less than the full amount of the excess cost, Purchaser may elect to pay the balance or cancel this Contract. Purchaser's election must be in writing and provided to Seller within 3 days after receiving written notice of Seller's election.
- (c) **Certification:** We, the undersigned Seller, Purchaser and Broker involved in this transaction each certify individually and jointly that the terms of this Contract are true and correct to the best of our knowledge and belief and that any other agreements entered into by any of these parties in connection with this transaction are part of, or attached to, this Contract.

4.  (CHECK IF APPLICABLE): **VA FINANCING:** It is expressly agreed that, notwithstanding any other provision of this Contract, the Purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the Property described herein, if this Contract purchase price or cost exceeds the reasonable value of the Property as established by the U.S. Department of Veterans Affairs. The Purchaser shall, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of reasonable value established by the U.S. Department of Veterans Affairs.

- (a) **Fees, Prepayments:** Seller shall pay all required fees under the VA regulations up to \$ N/A (if left blank, then \$250.00). Purchaser shall pay all prepayments and escrows for taxes, hazard insurance, and flood insurance, when applicable.
- (b) **Appraisal Repairs:** If the cost of Appraisal Repairs exceeds the limit imposed by Paragraph 2 above, Seller must, within 3 days after receiving notice of the excess cost, give Purchaser written notice of Seller's intention to pay some, all, or none of the excess amount. If Seller elects to pay less than the full amount of the excess cost, Purchaser may elect to pay the balance or cancel this Contract. Purchaser's election must be in writing and provided to Seller within 3 days after receiving written notice of Seller's election.

**5. ELECTION TO PROCEED WITH CONTRACT:** In the event Purchaser elects under Paragraph 3 or 4 above to proceed with this Contract without regard to the amount of reasonable value established by the Federal Housing Commissioner, U.S. Department of Veterans Affairs, or Direct Endorsement lender, such election must be made within 3 days after Purchaser receives the appraisal. (If Purchaser and Seller agree to adjust the sales price in response to an appraised value which is less than the sales price, a new rider is not required. However, the loan application package must include the original sales contract with the same price as shown on the above clause, along with the revised or amended sales contract.)

BUYER	DATE	<i>John Sanfelippo for 426 EC, LLC</i> SELLER 426 EC, LLC	DATE	<i>07/16/2025 06:59 PM</i>
BUYER	DATE	SELLER	DATE	
BROKER/ SALES ASSOCIATE	DATE	<i>Joel Bornstein</i> BROKER/ SALES ASSOCIATE Joel Bornstein	DATE	<i>07/16/2025 07:02 PM</i>

# Comprehensive Rider to the Residential Contract For Sale And Purchase

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If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between 426 EC, LLC (SELLER) and \_\_\_\_\_ (BUYER) concerning the Property described as 426 East Citrus Ave. Eustis, FL 32726

Buyer's Initials \_\_\_\_\_ Seller's Initials JSF4EL

## P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

### Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

### Seller's Disclosure (INITIAL)

- JSF4EL (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):  
 Known lead-based paint or lead-based paint hazards are present in the housing.  
 Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- JSF4EL (b) Records and reports available to the Seller (CHECK ONE BELOW):  
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: \_\_\_\_\_  
 Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

### Buyer's Acknowledgement (INITIAL)

- \_\_\_\_\_ (c) Buyer has received copies of all information listed above.
- \_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- \_\_\_\_\_ (e) Buyer has (CHECK ONE BELOW):  
 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

### Licensee's Acknowledgement (INITIAL)

- Jab (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>John Sanfelippo for 426 EC, LLC</u>	<u>07/16/2025</u>	_____	_____
<del>FR</del> FR 426 EC, LLC	<u>07:00 PM</u>	BUYER	Date
SELLER	<u>07/16/2025</u>	_____	_____
<u>Joel Bornstein</u>	<u>07:02 PM</u>	BUYER	Date
Listing Licensee Joel Bornstein		Selling Licensee	Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

# Seller's Property Disclosure – Residential



**Notice to Licensee and seller:** Only the Seller should fill out this form.

**Notice to Seller:** Florida law<sup>1</sup> requires a Seller of a home to disclose to the Buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the Buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

**Notice to Buyer:** The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: \_\_\_\_\_  
 426 East Citrus Ave, Eustis, FL 32726 (the "Property")

The Property is  owner occupied  tenant occupied  unoccupied (If unoccupied, how long has it been since Seller occupied the Property? \_\_\_\_\_)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>1. Structures; Systems; Appliances</b>			
(a) Are the structures including roofs: ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) - 1(c) is no, please explain: _____			
_____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
_____			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			
_____			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Seller JSF4EL and Buyer \_\_\_\_\_ acknowledge receipt of a copy of this page, which is Page 1 of 4.

SPDR-3 Rev 2/20  
 Serial#: 094393-700163-4227631

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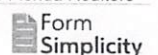
	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>4. Plumbing</b>			
(a) What is your drinking water source? <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: _____			
<b>5. Roof and Roof-Related Items</b>			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is _____ years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Pools; Hot Tubs; Spas</b>			
<b>Note:</b> Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Sinkholes</b>			
<b>Note:</b> When an insurance claim for sinkhole damage has been made by the <b>Seller</b> and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the <b>Seller</b> to disclose to the <b>Buyer</b> that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

Seller (SEF4EL) and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 4.

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Serial#: 094393-700163-4227631

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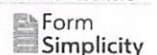
	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>8. Homeowners' Association Restrictions; Boundaries; Access Roads</b>			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Notice to Buyer:</b> If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no			
(h) Are access roads <input type="checkbox"/> private <input type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
_____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____			
_____			
<b>9. Environmental</b>			
(a) Was the Property built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please see Lead-Based Paint Disclosure.			
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____			
_____			
<b>10. Governmental, Claims and Litigation</b>			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any claims filed against your homeowner's Insurance Policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller FAEL and Buyer ( ) ( ) acknowledge receipt of a copy of this page, which is Page 3 of 4.

SPDR-3 Rev 2/20

Serial#: 094393-700163-4227631

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- |  | <u>Yes</u>               | <u>No</u>                | <u>Don't Know</u>        |
|--|--------------------------|--------------------------|--------------------------|
| (f) Are there any zoning violations or nonconforming uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) Are there any zoning restrictions affecting improvements or replacement of the Property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) Do any restrictions other than association or flood area requirements, affect improvements or replacement of the Property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (j) Are any improvements located below the base flood elevation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (k) Have any improvements been constructed in violation of applicable local flood guidelines?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Have any improvements to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any active permits on the Property that have not been closed by a final inspection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____   |                          |                          |                          |

**11. Foreign Investment in Real Property Tax Act ("FIRPTA")**

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?

If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12.  (If checked) Other Matters; Additional Comments The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and agrees that Seller will promptly notify Buyer in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: John Sanfelippo for 426 EC, LLC / 426 EC, LLC  
 (signature) (print)

Date: 07/16/2025 07:00 PM

Seller: \_\_\_\_\_ / \_\_\_\_\_  
 (signature) (print)

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

Buyer acknowledges that Buyer has read, understands, and has received a copy of this disclosure statement.

Buyer: \_\_\_\_\_ / \_\_\_\_\_  
 (signature) (print)

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

Buyer: \_\_\_\_\_ / \_\_\_\_\_  
 (signature) (print)

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

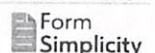
Seller acquired the property in 2017 as an investment and has never lived or resided in any of the units. As such, the property is being sold As-Is, Where-Is with the full right to inspect.

Seller SEF4EL and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 4.

SPDR-3 Rev 2/20

Serial#: 094393-700163-4227631

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# Conveyances to Foreign Buyers Addendum

For new Florida law effective July 1, 2023



The following is made part of the Contract (CHECK ONE):

- "AS IS" Residential Contract for Sale and Purchase ("AS IS FR/BAR")
- Residential Contract for Sale and Purchase ("FR/BAR")
- Contract for Residential Sale and Purchase ("CRSP")
- Commercial Contract
- Vacant Land Contract

between 426 EC, LLC ("Seller")  
 and \_\_\_\_\_ ("Buyer")  
 concerning 426 East Citrus Ave, Eustis, FL 32726  
 \_\_\_\_\_ ("Property").

### ATTENTION: SELLER AND BUYER

**CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

**At time of purchase, Buyer must provide a signed affidavit which complies with the requirements of the Act.** Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

*John Sanfelippo for 426 EC, LLC*

*07/16/2025 07:00 PM*

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
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, 426 EC, LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 426 E. Citrus Ave, Eustis FL 32726

Seller, please check the applicable box in paragraphs (1) and (2) 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 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.
- (2) Seller  has  has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) 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: John Sawfelippo for 426 EC, LLC

Date: 07/16/2025 07:00 PM

Seller: \_\_\_\_\_

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

Copy provided to Buyer on \_\_\_\_\_ by  email  facsimile  mail  personal delivery.

# Seller's Mold Addendum to Disclosure

FLORIDA ASSOCIATION OF REALTORS®



The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

## 1. ENVIRONMENT

Are You Aware:

a. 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, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO  YES  If yes, explain: \_\_\_\_\_

i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO  YES  If yes, explain: \_\_\_\_\_

ii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO  YES  If yes, explain: \_\_\_\_\_

## ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. 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.

Seller: John Sawfelippo for 426 EC, LLC / 426 EC, LLC / \_\_\_\_\_  
(signature) (print)

Date: 07/16/2025 07:00 PM

Seller: \_\_\_\_\_ / \_\_\_\_\_  
(signature) (print)

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

## RECEIPT AND ACKNOWLEDGMENT OF BUYER

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 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 hereby acknowledges having received a copy of this disclosure statement.

Buyer: \_\_\_\_\_ / \_\_\_\_\_  
(signature) (print)

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

Buyer: \_\_\_\_\_ / \_\_\_\_\_  
(signature) (print)

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



**The following representations are made by the Seller(s) and are not the representations of any real estate licensees.**

Are You Aware:

- 1. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO  YES 
  - a. of any sinkhole insurance claim that has been made on subject property? NO  YES
  - b. if claim made, was claim paid? NO  YES
  - c. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO  YES

**ACKNOWLEDGEMENT OF SELLER**

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. 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.

*John Sanfelippo for 426 EC, LLC*  
Seller: \_\_\_\_\_ / 426 EC, LLC Date: 07/16/2025 07:01 PM  
(signature) (print)  
Seller: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

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 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 hereby acknowledges having received a copy of this disclosure statement.

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)  
Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Rock Springs Realty, LLC  
 3780 Rochelle Lane, Apopka, FL 32712  
 Toll: (877) 333-2811, Fax: (407) 884-8378  
 www.rockspringsrealty.net

Utility Information

Property Address: 426 East Citrus Ave, Eustis, FL 32726

Electric

- City of Eustis (352) 589-4333
- Duke Energy (Electric): 407-629-1010
- Duke Energy: 800-700-8744
- Orlando Utilities Company: 407-423-9018
- Sanlando Utilities: 407-869-1919
- Orange County Utilities: 407-836-5715
- Florida Power & Light: 800-226-3545
- Florida Public Utilities: 866-937-4427
- Kissimmee Utility Authority: 407-933-7777

Gas

- Apopka Natural Gas: 407-656-2734
- Amerigas: 407-293-6644
- Heritage: 407-855-1411
- Tecco peoples Gas: 407-425-4663
- Florida Gas (Polk): 863-293-2125

Water & Sewer

- Orange County Utilities: 407-836-5515  
(Water, Sewer, and Garbage)
- City of Altamonte Springs: 407-571-8044
- City of Apopka: 407-703-1727
- City of Clermont: 352-394-3350
- City of City of Eustis (352) 589-4333
- City of Lake Mary: 407-324-3048
- City of Maitland: 407-539-6200
- City of Oviedo: 407-977-6051
- City of \_\_\_\_\_
- City of Winter Springs: 407-327-5996
- Florida Gov't Utility: 407-933-5302
- Seminole Cty Water/Sewer: 407-665-2000
- Utilities Incorporated: 407-869-1919
- Wedgefield Utilities: 407-568-2112
- Orange Utilities Company 407-423-9018
- Kissimmee Utility Authority: 407-933-7777
- Polk County Utilities: 863-298-4100

Telephone

- Bellsouth: 407-780-2355  
888-757-6500
- AT&T: 800-222-0300
- Sprint: 800-339-1811
- Verizon: 800-965-4000

Cable

- Spectrum: 407-291-2500
- Spectrum (Polk): 863-965-7766
- Heathrow Cable: 407-333-1307
- ComCast: 407-226-2004

Pool Care: \_\_\_\_\_  
 Lawn Care: \_\_\_\_\_  
 Termite Bond: \_\_\_\_\_  
 Pest Control: \_\_\_\_\_

TRASH PICK UP DAYS:

Mondays  Tuesdays  Wednesdays  Thursdays  Fridays

RECYCLE PICK UP DAYS:

Mondays  Tuesdays  Wednesdays  Thursdays  Fridays

Home Buyer Warranty

Buyer  Seller – YES, I have been informed about the home warranty and would like the protection plan on the property.  
 Buyer  Seller – NO, I have been informed of the home warranty and respectfully decline the protection plan.

*John Sanfelippo for 426 EC, LLC*

*07/16/2025*

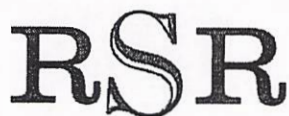
\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller

*07:01 PM*

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date



Rock Springs Realty, LLC

## ESCROW DEPOSIT ADVISORY

This advisory is presented to ensure buyers and sellers are informed of the processes involved on the occasion of a failed Contract resulting in an escrow dispute.

Contracts are legally binding documents that when executed, commit signatory participants to contractual performances. An escrow deposit, aka "earnest money deposit", is a good faith offering of funds designed to show sellers that the buyer is serious about making an offer on their property. Contracts are written in an effort to pre-stipulate disposition of escrow deposits in the event a Contract fails to progress and close. The escrow deposit binds the buyer's offer and, if accepted by sellers, is applied at closing towards the buyer's closing expenses. If the Contract fails due to the buyer's inability to obtain a loan commitment, the property not appraising for the purchase price, failure to pass inspection, or other, then the Contract will typically direct the escrow deposit to be returned to buyer.

Rock Springs Realty, LLC does not handle escrow deposits and, therefore, these funds are held by title companies or real estate closing attorneys. When a Contract fails, both buyer and seller must sign a Release and Cancellation of contract which not only officially terminates the Contract, but directs the escrow holder to what the parties have agreed to do with the escrow deposit. Failing an executed Release and Cancellation, the escrow holder must abide by guidelines established by Florida statutes and typically will try to achieve a quick resolution between the parties. When the parties cannot agree, the escrow becomes disputed and may be sent to an arbitrator or mediator. A portion of the escrow funds may be used to pay expenses of the mediator or arbitrator services, Title Company or real estate closing attorney. A negotiated settlement of the remaining escrow funds is attempted. Failing a negotiated resolution, the parties can alternatively seek remedy through civil litigation.

While it is most often the case that failed Contracts are dissolved amicably between parties there is the occasion when either party may feel aggrieved and seek remedy by withholding consent to cancel from a Contract and release escrow funds that contract terms direct to either the buyer or seller. With out agreement by both parties an escrow dispute arises and the parties must then seek a resolution through the escrow holding entity be it a title company or closing attorney and their respective escrow dispute procedures and processes.

Individual(s) acknowledge they have received and read this Escrow Deposit Advisory.

426 EC, LLC

John Sanfelippo for 426 EC, LLC 07/16/2025 1

Printed Name:

Signature:

Date: 07:01 PM

Printed Name:

Signature:

Date:

3780 Rochelle Lane, Apopka, FL 32712

Ph#407-252-8092 ♦ Fx#407-884-8378 ♦ [info@rockspringsrealty.NET](mailto:info@rockspringsrealty.NET)



Rock Springs Realty, LLC

## Brokerage Disclosure Addendum

Buyer(s): \_\_\_\_\_  
Seller(s): 426 EC, LLC  
Property Address: 426 East Citrus Ave, Eustis, FL 32726

In accordance with our pledge to serve our customers honestly and fairly, Rock Springs Realty has prepared this disclosure to inform Buyer and Seller of the following items:

1. **CONDITION OF PROPERTY**: Rock Springs Realty, its agents, affiliates, or staff will not render any opinions as to the condition of the Property being purchased. We do, however, recommend Buyer hire qualified professional inspectors to perform building, termite, septic, and mold inspections. Failure to make inspections shall be the sole responsibility of the Buyer.

2. **PROPERTY INFORMATION**: In the event that any information pertaining to any or all of the following: Property dimensions, age, legal description, structural definition, room sizes, school zoning, property tax information, and/or mortgage status is found to be incorrect as a result of survey, title search, transmittal, or mortgage, building specifications, or through any other source or document, Buyer and Seller shall hold Rock Springs Realty and its licensees harmless and free of any liability whatsoever.

3. **HOME WARRANTY**: Buyer and Seller do hereby acknowledge that they have been advised of the advantages of purchasing a home warranty. Broker recommends that all parties verify all facts and representations that are important to them and consult with an appropriately licensed and qualified professional for specialized advice, including but not limited to legal advice, tax advice, insurance advice, Property condition, legal description, Property survey, condition of title, Property value, environmental condition and other specialized advice. All parties hereby acknowledge no reliance on Broker for such specialized advice. All parties agree to rely solely on appropriately qualified professionals for specialized advice on any and all matters regarding the Property.

4. **TERMITES**: Neither Rock Springs Realty, nor its associates, affiliates and employees are experts concerning termites or other wood-destroying organisms or their presence upon, or in, any home, structure or portion of any property. We recommend to Buyer that a wood-destroying organisms inspection of the Property be ordered and reviewed.

5. **SEPTIC AND DRAIN FIELD INSPECTIONS**: Rock Springs Realty and its licensees will not render a professional opinion as to the condition of the septic tank and drain field and recommends an inspection of these systems by a licensed septic company prior to the close of the sale.

6. **SELLER'S DISCLOSURE AND LATENT DEFECTS STATEMENT**: Florida law requires the Seller to disclose to potential buyers any known latent defects which may not be readily visible. A prospective buyer shall exercise their right in order to arrange any and all inspections of the Property which they feel are necessary, as it is not the responsibility of the Realtor/Broker to conduct a physical inspection of the Property to discover defects. Seller is hereby advised that Florida law requires Seller to fully disclose facts known to Seller materially affecting the value of the Property. Seller is further advised that Seller's failure to complete a written disclosure form may be adverse to Seller's interest by potentially exposing Seller to increased risk of liability and may be detrimental to the marketing of the Property and contract negotiations. Seller is also advised to contact its lender for current information on mortgage balances and payoffs and any possible prepayment penalty.

7. **MOLD**: Mold is found both indoors and outdoors. The presence of mold can cause health problems. Should you desire a mold inspection or additional information about mold, you should contact a professional.

8. **RADON**: Radon gas is a naturally occurring gas and has been found in Florida. As a purchaser you have the options of testing for the presence of radon gas at your expense.

Rock Springs Realty, LLC, 3780 Rochelle Lane, Apopka, FL 32712 | 877-333-2811 | [info@rockspringsrealty.com](mailto:info@rockspringsrealty.com)

9. SEXUAL PREDATORS AND CRIME STATISTICS: It is the sole responsibility of the Buyer to check the local area for sexual predators and/or the crime statistics in an area. Rock Springs Realty cannot inform you of such information and does not accept responsibility for the findings. You can check this information at the Florida Department of Law Enforcement website at [www.fdle.state.fl.us](http://www.fdle.state.fl.us).

10. BANK-OWNED PROPERTY: Buyer is hereby advised that bank-owned property ("REO") which is offered for sale has likely been acquired by the Seller through foreclosure and may or may not have outstanding claims or liabilities associated with the title. Further, the Seller may or may not have knowledge or information regarding the Property condition. Further, the Seller may have prepared and require use of documents and/or addenda that are not typically used in non-REO transactions and which are generally favorable to Seller and not to Buyer. Buyer is advised to seek appropriate legal, financial, tax, insurance and title counsel to discuss the applicability and interpretation of any Seller-prepared documents and/or addenda prior to signing any such documents.

11. MULTIPLE OFFERS: Buyer should be aware that more than one offer may be received on the Property on which you are currently making a purchase offer. The Seller is under no obligation to advise Buyer that there are multiple offers on the Property or to negotiate offers in the order in which they are received and it is solely at the discretion of the Seller as to which offer, if any, it chooses to accept or counter at any given time. Broker cannot guaranty or predict what offer Seller will accept or counter and cannot outline the criteria under which your offer may or may not be selected over another offer. The only obligation of Broker is to present all offers when they are received at which time the Seller may or may not act upon said offer. Buyer further understands that other potential buyers may consider, make offers or purchase through Broker the same or similar properties as Buyer is seeking to acquire. Broker shall not be required to disclose the terms and/or conditions of any pending offer for the purchase of such Property nor shall Broker reveal or discuss with other buyers the terms and conditions of the offer made by Buyer.

12. WIRE FRAUD PREVENTION NOTICE:

Never trust wiring instructions via email. Criminals/hackers are targeting email accounts of various parties involved in real estate transactions (e.g., lawyers, title agents, mortgage brokers, real estate agents). These emails are convincing and sophisticated. Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. If you receive an email regarding instructions that contain any suspicious information, DO NOT click on any links that may be in the email and DO NOT reply.

Broker strongly recommends that Buyer, Seller and their respective attorneys and others working on a transaction, refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When there is a need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, Broker strongly recommends using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. **In addition, before Buyer or Seller wires any funds to any party (including Buyer or Seller's attorney, title agent, mortgage broker, or real estate broker) personally call them to confirm the information is legitimate (i.e., confirm the ABA routing number or SWIFT code and credit account number).** Buyer and Seller should call them at a number in the email in order to be sure that the contact is a legitimate party.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

*John Sanfelippo for 426 EC, LLC*

\_\_\_\_\_  
SELLER 426 EC, LLC

*07/16/2025 07:01 PM*

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
DATE

Rock Springs Realty, LLC, 3780 Rochelle Lane, Apopka, FL 32712 | 877-333-2811 | [info@rockspringsrealty.com](mailto:info@rockspringsrealty.com)

**AFFILIATED BUSINESS ARRANGEMENT  
Disclosure Statement**

In accordance with state regulations and Regulation X (24 CFR 3500), **Brokers Title of Longwood, I, LLC** and **Rock Springs Realty, LLC** are issuing this disclosure. We are affiliated with several companies that provide settlement services incidental to the closing and issuance of title insurance. The use of these affiliated services may provide buyers and sellers with better service and the potential for cost savings.

As a buyer or seller of real estate, it will be necessary to arrange for title insurance services and for a Settlement Agent to handle the closing of your property. In addition, if the Buyer is obtaining financing, they will also be required to purchase title insurance as a condition for closing.

I am pleased to recommend Brokers Title of Longwood I, LLC (referred to as "BT"), to provide these services. BT provides fast, efficient, and professional services at competitive prices. This disclosure is your notice that we and BT, through a partnership agreement, have an ownership interest in a limited partnership that owns BT.

Set forth below is the estimated charges or range of charges by BT for the following settlement services. Some of these rates are the promulgated rates set by the State of Florida for title insurance:

Title Policy:	\$5.75 Per Thousand
Closing Fee:	\$380.00-\$520.00 (includes digital archiving of closing documents)
Search & Title Examination:	\$85 Residential / Base Price \$250-Commercial & Multi Unit
Endorsements:	\$25 to 10% of Policies
Courier Fees (if applicable):	\$40 Estimated

You are NOT required to use "BT" as a condition for settlement of your transaction on the subject property. THERE ARE FREQUENTLY OTHER INSURANCE AGENTS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

**ACKNOWLEDGEMENT:**

I/We have read this disclosure form, and understand that the above is referring me/us to purchase the above-described settlement services from affiliated companies and may receive a financial or other benefit as the result of this referral.

You are not required to purchase additional products or services from any person or entity suggested or recommended by the above.

	<i>John Sanfelippo for 426</i>	<i>07/16/2025 07:01</i>
Buyer: _____	<i>EC, LLC</i>	<i>PM</i>
Date	Seller: _____	Date
	<i>426 EC, LLC</i>	
Buyer: _____	Seller: _____	Date
Date		