

7709 Ridgewood Ave, Cape Canaveral Fl. 32920

Taxes 2024 - \$7410.38

Homeowners insurance 2024 - \$6185.00

Electrical 2024 all units - \$3354.67

Water 2024 - \$4142

Spectrum 2024 - \$5037.44

Cleaning Service 2024- \$3701.71

Repairs 2024 - \$879.49

Misc and office supplies 2024 - \$729.56

Total – \$31440.25

Flood zone FLOOD ZONE DETAILS

Zon	De	Description	Cl	Panel #	Publis
e	pth		D		hed
AO	1	Areas of 100-year shallow flooding where depths are	125	12009C	01/29
	ft	between one (1) and three (3) feet; average depths of	094	0363H	/2021
		inudation are shown, but no flood hazard factors are			
		determined.			
X		Area that is determined to be outside the 1% and 0.2%	125	12009C	01/29
		chance floodplains.	094	0363H	/2021

At least part of this property is in a Special Flood Hazard Area (SFHA). According to our records, no structures on this property are in a SFHA.

Real Estate Account #2433879

Owner:

STAPLES, SCOTT B
STAPLES, KATHLEEN Y

Situs:

7709 RIDGEWOOD AVE
CAPE CANAVERAL

Parcel details

[Form to Change Mailing Address](#)

[Property Appraiser](#)

[Installments](#)

Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 12/01/2025.
Your most recent payment was made on 09/12/2025 for \$1,828.29.

Account History

BILL	AMOUNT DUE	STATUS
2025		
2025 Installment Bill #4	Upcoming	
2025 Installment Bill #3	Upcoming	
2025 Installment Bill #2	\$0.00 Paid \$1,828.29	09/12/2025 Receipt #006-25-00001628
2025 Installment Bill #1	\$0.00 Paid \$1,799.57	06/09/2025 Receipt #008-25-00048626
	Paid \$3,627.86	
2024		

MANATEE

INSURANCE EXCHANGE

SCOTT STAPLES
10106 Mason Dixon Cir
Orlando, FL 32821

Renewal Statement

Account Holder: SCOTT STAPLES
Account Number: MFLD3015595
Insured Location: 7709 RIDGEWOOD AVE
CAPE CANAVERAL, FL 32920
Page: 1

Your Bill At a Glance

Invoice Date: 9/22/2024

Due Date: 11/16/2024

Total Amount Due: \$6,185.00

Agent: Brevard Insurance & Marketing
Inc.- 1060
3217832404
3201 N. Atlantic Avenue
Cocoa Beach, FL 32931

Your business is important to us! Please call your
agent or customer support if you have questions about
your bill.

Customer Support: 1-866-651-4441

Full Pay		Payment Options			
Amount	Due Date	Amount	Due Date	Amount	Due Date
\$6,185.00	11/16/2024	\$3,983.20	11/16/2024	\$2,875.80	11/16/2024
		\$2,217.80	5/16/2025	\$1,110.40	2/14/2025
				\$1,110.40	5/16/2025
				\$1,110.40	8/15/2025

*Each installment of the Semi-Annual and Quarterly plans includes an installment fee.

Making a payment is fast and easy using our on-line customer portal. Visit

www.manatee-insurance.com/paynow

All Major Credit Cards Accepted!

You can also register to receive your policy documents electronically - GoGreen.

✂ Cut along line and return with payment

Please make check payable to:

Manatee Insurance Exchange

P. O. Box 290959

Tampa, FL 33687

Payment Information:

Insured: SCOTT STAPLES

Account Number: MFLD3015595

Total Amount Due: \$6,185.00

IMP:

If you have sold the Real Property
Collector's Office immediately.
are responsible for the tax.

Please verify the description of
as soon as possible. This notice
of notice. (The exception to th

Discounts for early payment ha
Schedule of discounts: 4% in 1
Discounts are determined by p

Taxes and Assessments are du
additional charges:

For Real Estate taxes, a 3% mil
Tax sale certificates will be sold

For Tangible Personal Property
added May 1st. Tax warrants v
property to pay unpaid taxes.

If the postmark indicates your
your payment is RECEIVED by

If paying by mail, please keep

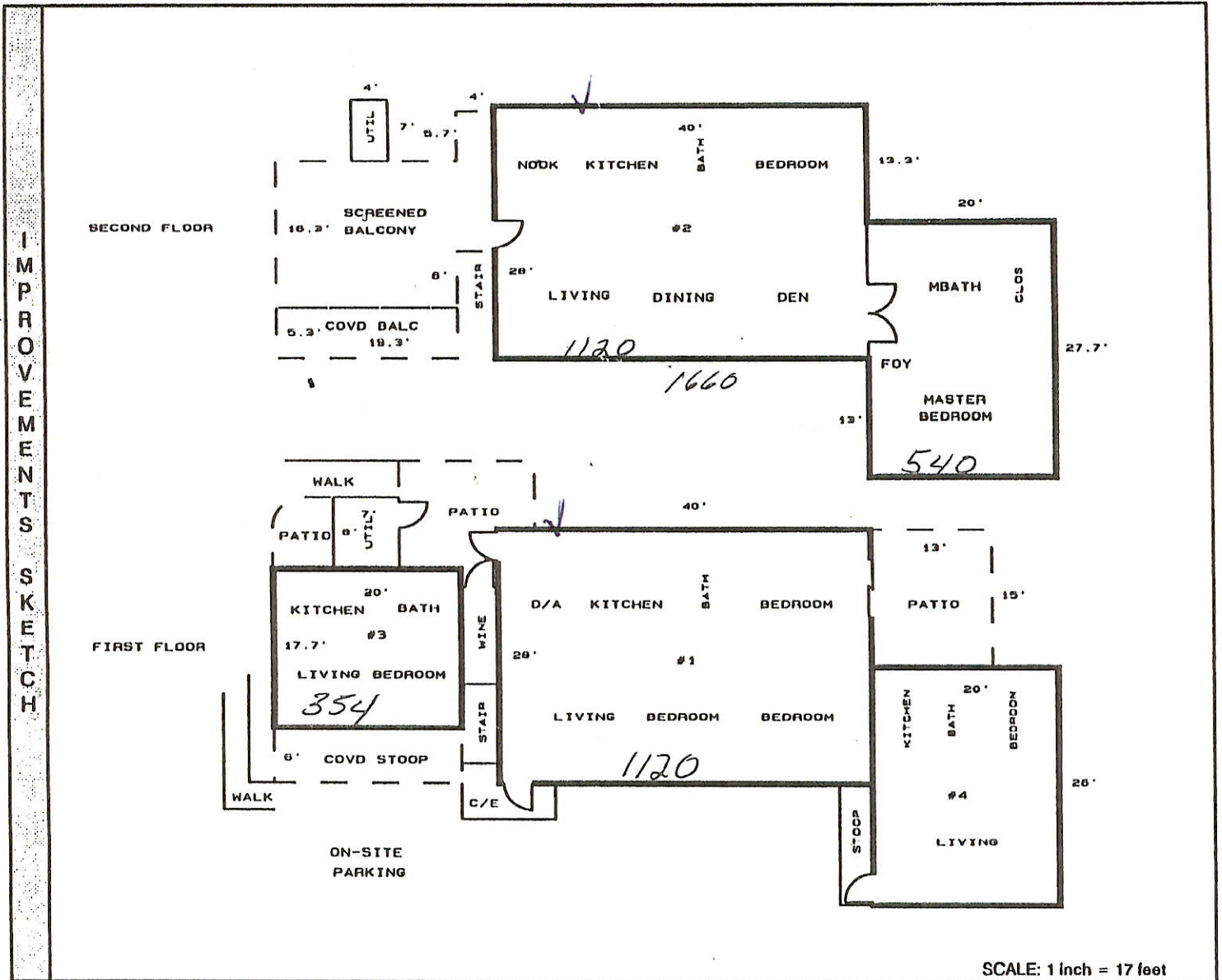
Tax deferrals- Property owner
homestead property if certain
www.brevardtc.com. Applica
Please note: A tax deferral is

Prescribed burns- The Florida
prescribed burning in the follo
Melbourne, Grant-Valkaria, V
Questions, comments or obje
Service, 8431 S. Orange Bloss

SKETCH/AREA TABLE ADDENDUM

File No: 183-5-4H

SUBJECT	Borrower/Client M.J. & R.H. Hunter			
	Property Address 7709 Ridgewood Avenue			
	City Cape Canaveral	County Brevard	State FL	Zip Code 32920
	Lender Private - Hunter			



Seller's Real Property Disclosure Statement



SELLER(S) NAME(S): SCOTT B STAPLES and KATHLEEN Y STAPLES ("Seller" or "you")

Property Address: 7709 Ridgewood Avenue, Cape Canaveral, FL 32920 ("Property")

IMPORTANT NOTICE TO SELLER AND BUYER

Florida law requires sellers of residential real estate to disclose to a buyer all known facts that materially affect the value or desirability of the property being sold that are not readily observable by, or known to, the buyer. This Disclosure Statement is designed to assist you in complying with those disclosure requirements and to assist the buyer in evaluating the Property. The listing and selling real estate brokers and their respective representatives (collectively, "Brokers") will also rely upon this information when they evaluate, market, and present the Property to prospective buyers.

This is a disclosure of Seller's knowledge of the conditions below as of the date signed by Seller and is not a substitute for any inspections or warranties that buyer may wish to obtain. Buyer agrees that the information contained below is not a warranty or representation of any kind by the Brokers (none of whom have made any independent verification of the information contained herein) and buyer agrees not to rely on it as such. By signing below, Buyer agrees to hold Brokers harmless from any non-disclosure, omission, or misrepresentation of seller or any other party.

- | | YES | NO | UNKNOWN |
|--|-------------------------------------|--------------------------|---------|
| 1. OCCUPANCY | | | |
| (a) Do you reside in the Property? If not, when did you last? <u>PART-TIME</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (b) Is the Property currently leased? If YES, when does the lease expire? _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (c) If your answers to (a) and (b) are NO, is the Property vacant? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2. LIVING AREA / SQUARE FOOTAGE | | | |
| (a) # of Bedrooms: <u>7</u> # of Bathrooms: <u>5</u> | | | |
| (b) Total livable square footage of Property that is under air: <u>3750</u> | | | |
| (c) Source of the information provided in (b) above: _____ | <input type="checkbox"/> | <input type="checkbox"/> | |
| (d) Are you aware of any discrepancy between the information provided in (a) or (b) above and the public records (e.g., property appraiser website, building department)? If YES, explain: _____ | | | |

NOTICE TO BUYER: The information provided above may be different from the information shown in the MLS or public records, and it may not reflect the actual number of rooms or square footage. If this information is important or material to your decision to purchase or value the Property, you agree to (a) review the property information that is available on the County's Property Appraiser's website, (b) personally verify the information and resolving any discrepancies by having the Property measured by an appraiser or other qualified professional (Brokers have not measured the Property), and (c) not rely on any information provided by Brokers regarding the square footage, including the information in the MLS.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| 3. LAND CONDITIONS | | | |
| (a) Are you aware of any fill or expansive soil on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (b) Are you aware of any existing or prior sinkholes, sliding, settling, earth movement, or earth stability problems on the Property of adjoining properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (c) Has any insurance company paid any amounts on a claim relating to a sinkhole affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) If your answer to (c) is YES, were the full amounts of the proceeds utilized to repair the sinkhole damage? (Seller responses to (c) and (d) required by §627.7073(c), Florida Statutes). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Is the Property (or any part thereof) located in a flood zone or wetlands area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are you aware of any existing or prior drainage or flood problems affecting the Property or adjoining properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| (g) If any answer in (a) – (f) above is YES, explain: _____ | | | |
| (h) Is the Property partially or totally seaward of the Coastal Construction Control Line? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Does your lender require you to maintain flood insurance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4. DEED RESTRICTIONS / SUBSURFACE RIGHTS / BOUNDARIES | | | |
| (a) Are there any deed restrictions, covenants, or declarations (including, but not limited to, rental or pet restrictions) affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	YES	NO	UNKNOWN
(b) Are any driveways, walls, fences, or other features shared with adjoining property owners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Have any subsurface rights (as defined by section 689.29(3)(b), Florida Statutes), or rights of entry been severed or retained by a third party or prior owner/developer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, boundary disputes, or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) If any answer in (a) – (d) above is YES, explain: _____			
5. STRUCTURAL ITEMS			
(a) Are you aware of any past or present movement, shifting, deterioration or other problems with the walls or foundations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) Have you ever filed an insurance or manufacturer's claim for defective or damaged construction or materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) Are you aware of any past or present structural cracks or flaws in the walls, floors, or foundations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) Are you aware of any defects or problems with driveways, walkways, patios, or retaining walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) If any answer in (a) – (d) above is YES, explain: _____			
6. ADDITIONS / REMODELS / WINDOWS / DOORS			
(a) Have there been any additions, structural changes, or other alterations made to the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) If your answer to (a) is YES, were all necessary permits / approvals obtained and was all work done in compliance with the applicable zoning and building codes? If NO, explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the Property have hurricane or impact windows and doors? If YES, if there are any windows or doors that are not, identify which are not: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any improvements built below the base flood elevation level?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Do any improvements violate applicable local, state, or federal flood regulations or guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If your answer to (d) or (e) is YES, explain: _____			
7. ELECTRICAL SYSTEMS			
(a) Are you aware of any knob and tube wiring on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) Are you aware of any aluminum wiring on the Property other than the primary service line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(c) Are you aware of any problems or conditions that affect the operation, safety, or desirability of the electrical wiring or systems? If YES, explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. HEATING AND AIR CONDITIONING (Check all that apply)			
(a) Air Conditioning: <input checked="" type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input checked="" type="checkbox"/> Window Approximate Age: <u>3 yrs</u>			
(b) Heating: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Other _____			
(c) Water Heating: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Other _____			
(d) Is each item checked above in good working order (i.e., operating in the manner that it was intended to operate)? If NO, explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. APPLIANCES			
(a) Is each appliance that is being sold with the Property in working condition (i.e., operating in the manner that it was intended to operate)? If NO, explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are any of the appliances leased? If YES, which: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. PLUMBING RELATED ITEMS			
(a) Drinking water source? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private System <input type="checkbox"/> Well			
(b) If your drinking water is from a well, when was the last water safety check and what was the result of the test? _____			
(c) Do you have a water softener? If YES, is it: <input type="checkbox"/> leased OR <input type="checkbox"/> owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any polybutylene or cast-iron pipes on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) Water source for your sprinkler system, if applicable? _____			
(f) Type of sewage system: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic Tank <input type="checkbox"/> Cesspool			
(g) If septic tank, when was it last serviced? _____			
(h) Is there a sewage or sump pump? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. ROOF / SOLAR PANELS			
(a) Approximate roof age: _____ years			
(b) Are there any leased or financed solar panels on the Property? If YES, explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) Has the roof ever leaked or been damaged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	UNKNOWN
(d) Has the roof (or solar panels, if any) been replaced or repaired during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(e) Have you ever filed an insurance or manufacturer's claim for roof or solar panel defects/damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(f) Are there any existing problems or defects with the roof, solar panels, fascia, soffits, flashings, or rain gutters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer in (c) – (f) above is YES, explain: _____			
<hr/>			
12. TERMITES, WOOD DESTROYING ORGANISMS ("WDO"), RODENTS, PESTS			
(a) Are there termites or other WDO's (e.g., powder-posts beetles, old house borers, wood decaying fungi), rodents, or pest infestations on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If your answer to (a) is YES, is there any existing damage to the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any termite, WDO or pest control reports or treatments for the Property in the last 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) If any answer in (a) – (c) above is YES, explain: _____			
(e) Is the Property currently under warranty or other coverage by a licensed pest control company? If YES, state the name of the company: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Does the warranty cover (check all that apply): <input type="checkbox"/> repairs <input type="checkbox"/> treatment <input type="checkbox"/> regular pest control			
(g) Is the warranty transferable to the Buyer? If YES, Buyer should check for transfer procedures and costs, if any.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>			
13. DOCKS, DAVITS, PIERS AND SEAWALLS			
(a) Approximate size of seawall / waterfront: _____ linear feet			
(b) Is the Property owner responsible for maintenance and/or repair of the seawall?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any repairs or renovations to the seawall in the last 5 years? If YES, explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Is there a boat lift on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Boat lift capacity: _____ lbs. _____ feet			
(f) Is the boat lift and its systems in good working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) If your answer to (f) is NO, explain: _____			
(h) Maximum size boat that can be legally docked at the Property: _____			
(i) Are there any conditions, such as low tides, that may interfere with the ability to navigate to and from the dock or to access or utilize the boat lift? IF YES, explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Are there any restrictions to accessing (ingress and egress) the body of adjoining water, if any?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Are there any conditions that may affect the desirability, use, or function of any dock, boat lift, davits, pier, or seawall? If YES, explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Were all permits required for the construction or maintenance of the dock, boat lift, davits, pier, or seawall obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) If your answer to (l) is No, explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>			
14. MOLD, ENVIRONMENTAL, AND LEAD BASED PAINT			
(a) Is there now, or has there been in the past, any:			
(i) water leakage, intrusion, accumulation, or dampness in or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) instances of mold, moisture, or dampness in or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) damage to the Property that resulted from any of the conditions in (i) or (ii) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any answer to (i), (ii) or (iii) above is YES, explain: _____			
<hr/>			
(c) Was the Property built before 1978? If YES, Seller must provide buyer with a Lead Based Paint Disclosure Statement prior to being bound by a sales contract in compliance with federal law.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any environmental hazards or contaminants on or affecting the Property including, but not limited to: lead based paint, formaldehyde, asbestos, radon gas, PCB's, methamphetamine contamination, defective or contaminated drywall, contaminated soil or water, active or abandoned storage tanks (fuel, propane or chemical)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Has the Property been tested for any of the items listed in (d) above? If YES, explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>			
(f) Are there archeological sites, mangroves, or other environmentally sensitive or protected areas located on the Property? If YES, explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>			

YES NO UNKNOWN

15. POOLS; HOT TUBS; SPAS

The Florida Residential Swimming Pool Safety Act ("Act") requires a "swimming pool" with a certificate of completion on or after October 1, 2000, to have at least one safety feature specified in §515.27(1) of the Act. The Act defines a "swimming pool" as "any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24" deep including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas."

- (a) If the Property has a "swimming pool" as defined by the Act, does it comply with the Act? ☐ YES ☐ NO ☐ UNKNOWN
- (b) Has any in-ground pool, hot tub or spa on the Property been demolished and/or filled? ☐ YES ☐ NO ☐ UNKNOWN
- (c) Are any of the following heated? Pool: Yes ☐ OR No ☐ Hot Tub/ Spa: Yes ☐ OR No ☐
- (d) Is the pool and hot tub/spa equipment (including, but not limited to, any heater, vacuum system, chlorinator, or waterfall feature) in good working condition? If NO, explain: _____
- (e) Is any of the equipment servicing the pool or hot tub/spa leased? If "Yes", explain: _____
- (f) Are you aware of any structural or other defects with the pool, hot tub, spa, or related equipment? If YES, explain: _____

N/A

16. HOMEOWNERS' ASSOCIATION

If the Property is governed by a homeowner's association (HOA), Buyer should read the HOA's official records, by-laws, restrictions, covenants, declarations, and meeting minutes ("HOA Records") prior to making an offer. The HOA Records may include information on any proposed changes or assessments, the HOA's financial condition; any recurring dues/fees; periodic and/or special assessments; capital contributions; restrictions on construction, architectural modifications, landscaping, parking, vehicles, pets, and leasing; or threatened or pending litigation.

- (a) Is membership in a HOA mandatory? ☐ YES ☐ NO ☐ UNKNOWN
- (b) Are you aware of any existing or threatened lawsuits or other legal or administrative actions against the HOA? If YES, explain: _____
- (c) Are the access roads: ☐ HOA owned OR ☐ publicly owned (e.g., city, county)?

N/A

17. NEIGHBORHOOD

Are you aware of any existing conditions or proposed changes in the immediate neighborhood that may materially affect the value or desirability of the Property such as noise or other nuisances, electric or magnetic field levels, or threat of condemnation? If YES, explain: _____

Notice to Buyer: The Florida Department of Law Enforcement maintains a public database of sexual offenders and where they may reside. For more information, or to conduct a search of a neighborhood, visit www.fdle.state.fl.us

18. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")

Is Seller subject to FIRPTA withholding under §1445 of the IRS Code? If YES, Buyer and Seller should consult with tax and legal professionals regarding any tax and withholding obligations.

19. OTHER MATTERS

- (a) Are there any existing or threatened legal actions against the Property (including, but not limited to, any unrecorded liens)? ☐ YES ☒ NO ☐ UNKNOWN
- (b) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment pursuant to §163.08, Florida Statutes? ☐ YES ☒ NO ☐ UNKNOWN
- (c) Are there any violations of any laws or regulations relating to the Property (e.g., zoning or code violations, nonconforming uses, setback violations)? ☐ YES ☒ NO ☐ UNKNOWN
- (d) Have you ever had any claims filed against your homeowner's insurance policy? ☐ YES ☒ NO ☐ UNKNOWN
- (e) Are there any potential zoning, code, or road changes that may affect the Property? ☐ YES ☒ NO ☐ UNKNOWN
- (f) Are there any other conditions that have not been disclosed in this Disclosure Statement that may materially affect the value or desirability of the Property that are not readily observable to a buyer? ☐ YES ☒ NO ☐ UNKNOWN
- (g) If any answer to (a) – (f) above is YES, explain: _____
- (h) Is there an existing home warranty in place? ☐ YES ☒ NO ☐ UNKNOWN
- (i) If your answer to (h) is YES, does the warranty automatically transfer to the buyer? ☐ YES ☒ NO ☐ UNKNOWN

Additional Notes:

ACKNOWLEDGMENT OF SELLER

Seller acknowledges that (a) Seller, and not the Brokers, has filled out this Disclosure and that Seller is not relying on the Brokers for any of the information contained herein, (b) the information in this Disclosure Statement is accurate and complete, and (c) Seller agrees to notify the listing broker in writing immediately if any information becomes inaccurate or incomplete in any way with the passage of time. Seller authorizes the Brokers to provide this information to prospective buyers.

Seller: Scott B. Staples (signature) SCOTT B STAPLES (print) Date: _____

Seller: Kathleen Y Staples (signature) KATHLEEN Y STAPLES (print) Date: 2-14-25

ACKNOWLEDGMENT OF BUYER

By signing below, Buyer acknowledges and represents that (a) Buyer has been advised to (i) personally review the HOA Records, if applicable, and (ii) have the Property examined by professional inspectors to evaluate its condition and to investigate every aspect that may be important to Buyer, (b) the Brokers are not qualified to conduct such professional inspections or to inspect or detect physical defects in or affecting the Property, (c) the Brokers have not undertaken any independent investigation to verify the accuracy or completeness of the information contained in this Disclosure Statement, (d) if there are any blank or incomplete responses that are important to the Buyer, Buyer agrees to obtain written responses or a corrected Disclosure Statement from the Seller prior to signing below, (e) Buyer's signing of this Disclosure Statement with partial or incomplete answers shall constitute Buyer's knowing and voluntary waiver of any claims against any of the Brokers in any way related to such information, and (f) Seller will not be obligated to repair or correct any item listed above unless agreed to in the sales contract.

Buyer: _____ (signature) _____ (print) Date: _____

Buyer: _____ (signature) _____ (print) Date: _____