

Ponte Vedra Club Realty



SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller(s) Name(s): REZA & GITY FAYAZI
Property Address: 24749 HARBOR VIEW DRIVE

SELLER PROVIDES THE FOLLOWING DESCRIPTION OF THE PROPERTY AND AUTHORIZES SELLER'S AGENT TO PROVIDE A COPY OF THIS STATEMENT TO ANY PERSON OR ENTITY IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

NOTICE TO SELLER: In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially and adversely affects the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist the seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. The listing real estate agent and the selling real estate agent will rely upon this information when they evaluate, market and present the Seller's property to prospective buyers.

NOTICE TO BUYERS: This Disclosure Statement is a disclosure of the Seller's knowledge of the condition of the property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. It is not a warranty of any kind by the Seller or warranty or representative of the listing real estate agent, the selling real estate agent, and their respective agents.

THE FOLLOWING STATEMENTS ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF SELLER'S AGENT(S).

- (A) **MECHANICAL SYSTEMS:** Check any of the following systems that are currently on the property:
 Electrical Plumbing Heat Pump Heating Humidifier Electronic Air Filter Air Conditioning Well/Pump
Are all systems checked in good working order? Yes No Unknown
If you checked "No" to any system(s), explain in detail: _____
- (B) **PERSONAL PROPERTY AND FIXTURES:** Check any of the following items that are included with this sale:
 Appliances Exhaust Fans Indoor or Outdoor Grill Garage Door Opener and/or Remote Controls
 Whirlpool Bath Hot Tub /Spa Window or In-Wall Air Conditioner (s) Ceiling Fans: _____
 Other: _____ Are all checked items in good working order?
 Yes No Unknown. If you checked "No" to any item(s), explain in detail: _____
- (C) **OTHER SYSTEMS:** Check any of the following systems that are currently included with this sale:
 TV Antenna, Cable Wiring or Satellite Dish Intercom Central Vacuum Security Alarm Fire/Smoke Alarm
 Lawn Sprinkler Pool Pool Heater Pool Auto Cleaner Other _____
Are all systems in good working order? Yes No Unknown. If you checked "No" to any system(s), explain in detail: POOL HEATER LAST USED 10/08
- (D) **WATER SUPPLY:** Type of system: City Water Service Dug Well Drilled Well Unknown
Has your water potability ever been tested? Yes No Unknown When? _____ Results? _____
Is your water supply currently being filtered? Yes No Unknown. Any problems with the filter? Yes No
When was the filter last serviced? _____ By Whom? _____
Have you ever experienced any water pressure or supply problems? Yes No Unknown
If Yes, explain in detail: _____
- (E) **TOXIC SUBSTANCES:** Are you aware of any underground tanks (fuel, oil, gas, etc.) or toxic substances present on the property (structure or soil) such as asbestos, radon gas, lead paint (if before 1978), urea-formaldehyde foam insulation, mold, Chinese/defective drywall, or others? Yes No Unknown. If Yes, explain in detail: _____

(F) **SEWER SYSTEM:** Central Sanitary Sewer Septic tank Aeration Tank Filtration Bed Unknown
 If Septic/Aeration/Filtration, answer the following: Date installed? _____
 Is this property on a septic system & within the Ponte Vedra MSD? Yes No Unknown
 If yes, then be aware that a new central sewer system is being planned and there will be front foot assessments, sewer hook-up fees and septic abandonment for every property owner.
 Date last inspected? _____ By Whom? _____
 Date last cleaned? _____ By Whom? _____
 Location? _____
 To your knowledge, have you experienced any malfunctions? Yes No Unknown
 If Yes, explain in detail: _____

(G) **ROOF:** Material? Asphalt/Fiberglass Shingle Wood Shingle Cement Shingle Tile Slate
 Other: _____
 Has the roof ever leaked since you had owned the property? Yes No Unknown
 If Yes, has the roof been repaired? Yes No. Are there any current problems with the roof? Yes No Unknown
 If Yes, explain in detail: _____

(H) **EXTERIOR SIDING:** What type of exterior siding is on the residence? _____
 Is it a Louisiana-Pacific or Masonite product? Yes No Unknown
 Have there been any moisture or wood rot problems inside or outside? Yes No Unknown
 Have any claims been made or is the home eligible for any claims? Yes No Unknown
 If Yes, explain in detail: _____

(I) **STRUCTURE/COMPONENTS:** Are any of the following items currently defective or malfunctioning:
 Yes No Unknown. If Yes, please check off the appropriate items and explain below:
 Foundation Slab Fireplace Interior Walls Ceilings Floors Exterior Walls Driveway
 Sidewalks Outside Fences/Walls Other Structures/Components: _____
 Are you aware of any cracked, broken, fogged, or defective windows or doors: Yes No Unknown
 If Yes, explain in detail: _____

(J) **WATER IN CRAWL SPACE OR SLAB AREA:** Since you have owned the property, has there been any water seepage, leakage, moisture, dampness or standing water in crawl space and/or on or through slab areas?
 Yes No Unknown. If Yes, what repairs have been made and when were they completed?
Water intrusion in North Garage from Flower Bed. Remedy - gutter over & sealed garage wall!
 Are you aware of any current problems? Yes No Unknown If Yes, explain in detail: _____

(K) **CONDOMINIUMS AND/OR HOMEOWNERS' ASSOCIATIONS:**
 (a) Is the Property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions of a homeowner's association? Yes No Unknown
 (b) Is there any damage, defect, or problem with any common elements or common areas which could affect their value or desirability? Yes No Unknown. If Yes, explain in detail: _____
 (c) Is there any condition or claim which may result in fee increases or special assessments? Yes No Unk.
 If Yes, explain in detail: _____

(L) OTHER MATTERS AFFECTING THE PROPERTY: Yes No Unknown

1. Has the property ever had wood boring insects of any type? ----- Yes No Unknown
2. Have there ever been any wood boring insect and/or pest control treatments done in the last five years? *Every yr. Massey Service* ----- Yes No Unknown
3. Do you have a termite bond on the home? ----- Yes No Unknown
 Who currently holds the bond? _____
 Does it cover repairs? Amount \$ _____, if Yes. ----- Yes No Unknown
 Is it transferable? ----- Yes No Unknown
4. Do you know of any flooding, drainage or grading problems? ----- Yes No Unknown
5. Is the property located in a Federally Designated Flood Plain? ----- Yes No Unknown
6. Do you know of any violations of local, state or national laws, building codes and/or zoning ordinances affecting the property? ----- Yes No Unknown
 Have you ever been cited for a code violation? ----- Yes No Unknown
If Yes, Seller must disclose in writing the nature of the violation and provide copies of pleadings, notices and all materials to the Buyer.
7. Are you aware of any encroachments, easements, rights of way, leases, restrictive covenants, or rights of first refusal on the property? --- Yes No Unknown
8. Do you know of any excessive settling, slippage, sliding or other soil stability problems on the property? ----- Yes No Unknown
9. Are there any known pending lawsuits, foreclosures, divorce actions, tax or IRS liens which could affect title to the property? ----- Yes No Unknown
10. The above referenced property is duly noted on the public records as my homestead residence. ----- Yes No Unknown
11. Any known material defects about the physical condition of the property not previously disclosed? ----- Yes No Unknown

Massey had bond - can be re-newed & transferred

If the answer to any of the above questions is Yes, explain in detail. (Attach additional sheets if necessary):

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller. I (we) certify that to the best of our knowledge, all systems and equipment, except otherwise noted, are in operational condition.

Seller further agrees to notify Buyer of any additional items which may become known to Seller prior to closing.

Seller: *[Signature]* Date: 7/6/09

Seller: _____ Date: _____

I / WE HAVE CAREFULLY INSPECTED THE PROPERTY. I / WE UNDERSTAND THAT THIS INFORMATION IS A DESCRIPTION OF THE PROPERTY TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. I/WE HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY PROFESSIONAL INSPECTORS. IF NOT UNDERSTOOD, YOU ARE ENCOURAGED TO SEEK COMPETENT LEGAL ADVICE.

Buyer: _____ Date: _____

Buyer: _____ Date: _____