

Seller's Real Property Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®



NAME: V&K INVESTMENTS, INC. / VICTOR RODRIGUEZ

SELLER HAS HAS NOT OCCUPIED THE PROPERTY.

DATE SELLER PURCHASED PROPERTY? 8/22/03

IS THE PROPERTY CURRENTLY LEASED? NO YES TERMINATION DATE OF LEASE: RENTAL PROGRAM

DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO YES ; YEAR _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 17375 COLLINS AV. # 706 SUNNY ISLES BCH, FL 33160

LEGAL DESCRIPTION: OCEAN POINT BEACH CLUB CONDOMINIUM UNIT 706
UNDIV. 0.441887418 INT. IN COMMON ELEMENTS OFF

NOTICE TO BUYER AND SELLER: REC. 19416-2335 OR 19504461401011

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

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

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO YES If yes, explain: _____

b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO YES If yes, explain: _____

2. DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS

Are You Aware:

- a. of any deed or homeowner restrictions? NO YES
- b. of any proposed changes to any of the restrictions? NO YES
- c. of any resale restrictions? NO YES
- d. of any restrictions on leasing the property? NO YES
- e. If any answer to questions 2a-2e is yes, please explain: _____

f. Are access roads private public If private, describe the terms and conditions of the maintenance agreement: _____

g. If there is a homeowner association, is membership mandatory? NO YES and are fees charged by the homeowner association? NO YES If yes, explain: \$800.54 / MONTH

3. PROPERTY-RELATED ITEMS

Are You Aware:

- a. if you have ever had the property surveyed? NO YES Date: _____
- b. if the property was surveyed, did you receive an elevation certificate? NO YES Date: _____
- c. of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? NO YES
- d. of any portion of the property that is fenced? NO YES

If any answer to questions 3a-3d is yes, please explain: _____

