



Easy Realty Residential Seller Property Disclosure

Notice to Seller: Florida law requires a seller to disclose all known facts that materially affect the value of the property and are not readily observable by the buyer.

This disclosure assists with that obligation and is based on the seller's actual knowledge. This is not a warranty. The seller must update any material changes before closing.

Notice to Buyer: This disclosure is made by the seller, not the brokerage or licensees. It is not a substitute for inspections or professional advice. Buyers should conduct their own independent inspections.

Property Information

Property Address: _____

Seller Name(s): _____

Property Status: ☐ Owner Occupied ☐ Tenant Occupied ☐ Vacant

Instructions

For each item, check one: Yes, No, or Don't Know. If Yes, explain below or attach an addendum.

1. Structures, Systems, and Appliances

(a) Structural components including roof, ceilings, walls, doors, windows, foundation, pool/spa are in sound condition

☐ Yes ☐ No ☐ Don't Know

(b) Seawalls or dock structures (if any) are in sound condition

☐ Yes ☐ No ☐ Don't Know

(c) HVAC, electrical, plumbing, and mechanical systems operate properly

☐ Yes ☐ No ☐ Don't Know

(d) Presence of aluminum wiring (excluding main service)

☐ Yes ☐ No ☐ Don't Know

(e) Any leased appliances

☐ Yes ☐ No ☐ Don't Know

(f) Explain any Yes answers:



2. Termites and Wood-Destroying Organisms

(a) Current or past termite or pest activity

☐ Yes ☐ No ☐ Don't Know

(b) Property has been treated for such conditions

☐ Yes ☐ No ☐ Don't Know

(c) Explain any Yes answers:

3. Water Intrusion, Drainage, and Flooding (Reminder to agent: Florida flood disclosure is required by Florida state law for all transactions).

(a) Past or present water intrusion

☐ Yes ☐ No ☐ Don't Know

(b) Drainage or flooding issues

☐ Yes ☐ No ☐ Don't Know

(c) Located in flood hazard area

☐ Yes ☐ No ☐ Don't Know

(d) Located in coastal construction control area

☐ Yes ☐ No ☐ Don't Know

(e) Flood insurance required

☐ Yes ☐ No ☐ Don't Know

(f) Elevation certificate available

☐ Yes ☐ No ☐ Don't Know

(g) Explain any Yes answers:

4. Plumbing

Water source: ☐ Public ☐ Well ☐ Other

(a) Issues with water supply or quality

☐ Yes ☐ No ☐ Don't Know

(b) Water treatment system present

☐ Yes ☐ No ☐ Don't Know

(c) Sewer or septic system issues

☐ Yes ☐ No ☐ Don't Know

(d) Plumbing leaks

☐ Yes ☐ No ☐ Don't Know

(e) Defective or outdated piping

☐ Yes ☐ No ☐ Don't Know

(f) Explain any Yes answers:

5. Roof

Approximate age: _____

(a) Roof leaks or issues

☐ Yes ☐ No ☐ Don't Know

(b) Repairs or replacements

☐ Yes ☐ No ☐ Don't Know

(c) Known defects

☐ Yes ☐ No ☐ Don't Know

(d) Explain any Yes answers:

6. Pools and Safety Features

(a) Required safety features installed

☐ Yes ☐ No ☐ Don't Know

(b) Pool removed or modified

☐ Yes ☐ No ☐ Don't Know

7. Sinkholes and Soil Movement

(a) Settling or sinkhole activity

☐ Yes ☐ No ☐ Don't Know

(b) Sinkhole insurance claims

☐ Yes ☐ No ☐ Don't Know

(c) Explain any Yes answers:

8. HOA, Boundaries, and Access

(a) HOA or deed restrictions

☐ Yes ☐ No ☐ Don't Know

(b) Boundary disputes or easements

☐ Yes ☐ No ☐ Don't Know

(c) Legal actions affecting common areas

☐ Yes ☐ No ☐ Don't Know

(d) Access roads: ☐ Public ☐ Private

(e) Explain any Yes answers:

9. Environmental Conditions

(a) Built before 1978 (Reminder to agent: if Yes, a lead-based paint disclosure is also required by Federal law).

☐ Yes ☐ No ☐ Don't Know

(b) Environmental hazards (mold, asbestos, radon, etc.)

☐ Yes ☐ No ☐ Don't Know

(c) Repairs related to environmental issues

☐ Yes ☐ No ☐ Don't Know

(d) Explain any Yes answers:

10. Governmental, Claims, and Compliance

(a) Pending or past legal claims

☐ Yes ☐ No ☐ Don't Know

(b) Unpaid assessments or liens

☐ Yes ☐ No ☐ Don't Know

(c) Building code violations or unpermitted work

☐ Yes ☐ No ☐ Don't Know

(d) Active permits not finalized

☐ Yes ☐ No ☐ Don't Know

(e) Zoning or land use issues

☐ Yes ☐ No ☐ Don't Know

(f) Explain any Yes answers:



Additional Material Facts

Any other conditions affecting value not readily observable

☐ Yes ☐ No ☐ Don't Know

Explain:

Seller Certification

Seller certifies this information is accurate to the best of their knowledge.

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Buyer Acknowledgment

Buyer acknowledges receipt of this disclosure.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____