

Seller's Non-Occupancy Property Disclosure – Residential

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

Notice to Seller: Florida law 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.

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. **BUYER should have an independent, professional home inspection conducted 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 Name(s): Mieng Tan Thu Buu Tran

SELLER makes the following disclosure regarding the property described as 23509 PEACHLAND BLVD., PORT CHARLOTTE, FL 33954 (the "Property")

The Property is tenant occupied unoccupied; If property is tenant occupied, is there a written lease? Yes No

If there is a written lease, Date lease began: _____ Date lease ends: _____

Deposit amount: \$ _____ Monthly lease payment: \$ _____ Date payable: _____

SELLER has never occupied the home and/or does not possess the personal knowledge necessary to make any disclosures. If the property has been updated since purchase, the following repairs/upgrades are known to the SELLER (if additional space needed, additional pages may be attached):

Property is being used as a short term rental.

It is the sole responsibility of the BUYER to inspect named property to determine its condition. Both SELLER and BUYER hold harmless the listing and selling agents and their respective brokerages from liability regarding the property's condition.

ACKNOWLEDGEMENT BY SELLER: represents that the information set forth in this Property Disclosure is accurate and complete to the best of SELLER's knowledge. SELLER does not intend this Disclosure to be a warranty or guaranty of any kind. SELLER hereby authorizes the listing Broker to provide a copy of this Disclosure to prospective buyers of the Property and to real estate brokers and licensees. SELLER shall notify the listing Broker in writing immediately if any information set forth in this Disclosure becomes inaccurate or incorrect.

<i>The Buu Tran</i>	dotloop verified 03/06/24 11:50 AM EST DD24-7CE2-G31T-EBND
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Seller Date

<i>The Buu Tran</i>	dotloop verified 03/06/24 11:50 AM EST XFOG-EW2V-SQMM-EYL9
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Seller Date

RECEIPT AND ACKNOWLEDGMENT BY BUYER: BUYER hereby acknowledges receipt of a copy of this Property Disclosure. BUYER is strongly advised to obtain Property inspection(s) as provided for in the Purchase and Sale Agreement. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER acknowledges that this Property Disclosure is not intended as a warranty or guaranty of any kind by SELLER. BUYER hereby acknowledges that SELLER's representations are made to BUYER based on SELLER's knowledge and, further, that it is BUYER's responsibility to have the Property inspected. The statements in this Disclosure are those of SELLER only. The Brokers and their licensees do not warrant or guarantee the statements contained in this Property Disclosure or the condition of the Property and are not responsible for the condition of the Property. BUYER understands that the property is being sold in its present condition unless otherwise agreed upon in the Purchase and Sale Agreement and Deposit Receipt.

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Buyer Date

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Buyer Date