



BUYER'S DISCLOSURE

ADMINISTRATIVE USE

Deal # _____
 Buyer's Name: _____
 Property Address: _____

EQUAL HOUSING OPPORTUNITY

Keyes, its sales associates and employees (collectively, "Broker") are committed to providing equal and fair housing opportunities to all persons regardless of race, color, religion, national origin, gender, age, familial status, disability or any other protected status. Keyes policy is to comply with the letter and spirit of all fair housing and anti-discrimination laws and regulations.

LEGAL REQUIREMENT

All contracts for sale of real property are required to be in writing and signed by all parties to be enforceable. Keyes recommends that you consult with an attorney prior to entering into this or any other contract.

ESCROW

Deposits held by The Keyes Company will be deposited in a Florida financial institution selected by it. The Keyes Company may obtain from the financial institution a direct or indirect benefit in connection herewith, including interests or other earnings.

PROFESSIONAL SERVICES FEE

You agree to pay The Keyes Company a professional services fee of \$399.00 at closing. This fee will not be due if, for any reason, closing does not occur.

OFFERS AND SHOWINGS ON PROPERTY

Even though you may have entered into an authorized brokerage relationship with Keyes, you understand that multiple offers may be presented on the property on which you make an offer, including offers through other Keyes sales associates who have entered into brokerage relationships with other prospective buyers. A seller or seller's representative may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation or confidentially agreement between the parties. Keyes is not obligated to show you any particular property unless compensation acceptable to Keyes is offered. A seller is under no obligation to negotiate offers in the order received and it is the seller's discretion as to which offer to accept, reject or negotiate. You should not assume that your offer has been accepted until a fully executed contract has been delivered to you.

SURVEYS AND INSPECTIONS

Keyes recommends that you exercise any right you have to obtain a survey of the property and any professional inspection, including a comprehensive home inspection which may include, but not be limited to, roof, termite, permits, plumbing and septic, appliances, pool, electrical, HVAC, and structural components. You agree not to rely on Keyes to determine the property condition, CCCL impact, boundaries, square footage, nature or extent of any easements or encroachments, or to inspect, re-inspect or perform your walk-through inspection of the property, as they are not qualified to do so. Florida's conditions can be contributing to mold growth. You should pay attention to visual signs of the presence of mold or mildew odors. If this is a concern to you, you should add a clause to your contract offer that gives you the right to conduct a mold inspection to determine whether mold is present. For more information, visit the EPA website at www.epa.gov/iaq and click Mold Resources. Keyes recommends that you obtain a home warranty on any property you purchase to protect against unanticipated repairs. Ask your sales associate for additional information. Keyes and its associates are NOT responsible for determining whether a home has been built with defective Chinese drywall. Please ask for a Seller's Property Disclosure.

CONDOMINIUMS, HOMEOWNER'S ASSOCIATIONS AND DEED RESTRICTIONS

All properties located in a Condominium or governed by Homeowner's Association are subject to restrictions, rules and regulations and owners of such properties are usually required to pay various fees and expenses associated with this form of ownership. Keyes recommends that you contact the Developer or Association directly prior to entering into a contract to determine any matters that are important to you, including, but not limited to, whether there is any pending or threatened or whether current or anticipated repairs or improvements to the property or common elements could resolve in a fee or assessment. Certain neighborhoods and communities have deed restrictions that may affect your use of the property. If the property is affected by the restrictions, you should consult with an attorney to determine the nature of the restrictions prior to entering into a contract.

PROPERTY TAXES

A change of ownership of property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.

SCHOOL DISTRICTS

School boundaries are subject to change. As a result, the information available to the Seller or the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is a concern to you, contact the local school board directly to verify the correct school boundaries for the particular property prior to entering into a contract.

SEXUAL OFFENDERS

The Florida Department of Law Enforcement (FDLE) maintains a list of sexual predators/offenders to enable the public to request information about these individuals who may be living in their communities. If this a concern to you, contact FDLE directly prior to entering into a contract at 1-888-357-7332 (toll free) via email at sexpred@fdle.state.fl.us, or logon to www.fdle.state.fl.us.

You acknowledge receipt of The Keyes Company's Affiliated Business Arrangement Disclosure Statement.

Buyer _____ Date _____ Buyer _____ Date _____

NOTE: If any provision herein is deemed invalid or unenforceable, the remaining provisions shall remain valid and enforceable.