



360 Central Ave #600
St. Petersburg, FL 33701

(Hereinafter "Property") hereby acknowledge receipt of, and agreement to the following conditions and disclosures before signing any Contract for Sale and Purchase --

NOTICES TO SELLER

SELLER'S PROPERTY DISCLOSURE STATEMENT AND HOME INSPECTIONS -- Seller

represents that Seller does not know of any facts that materially affect the value of the Property, including but not limited to violations of governmental laws, rules and regulations, other than those that Buyer can readily observe or that are known by or have been disclosed to Buyer. Buyers are advised to have Inspections completed by professionals

who specialize and hold applicable licenses. Inspections may include but not limited to: Property, Mold, Radon, Energy Efficiency, Septic, Pool, Roof, HVAC, Sinkhole, Permitting, Building Codes and others. Seller acknowledges that the Broker and its associates make no representations concerning the competency of any inspectors, contractors, and/or repair persons.

HOME WARRANTY -- A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement period. Home warranty companies may provide coverage during the period your property is listed for sale.

PETS -- It is the responsibility of the Seller to secure all animals that may reside at the property. The Seller agrees that Keller Williams Suburban Tampa will not be liable for the loss of and/or for any injuries caused to or by the animals.

SELLER'S RESPONSIBILITIES PRIOR TO & DAY OF CLOSING -- Most purchase contracts state that "seller shall, at closing, have removed all personal items and trash from the property and shall deliver occupancy and possession along with all keys, garage door openers, access devices, and codes as applicable by closing. Seller is responsible to maintain utilities until the final walkthrough has been completed. Seller shall maintain property including but not limited to lawn, shrubbery, and pool in the existing condition as of the effective date. All repairs are to be completed in a workman like manor by an appropriately licensed person in accordance with all requirements of law with materials or items equal to or better than existing as of the effective date. Repair receipts should be furnished to buyers by final walk-through to validate repairs. Please bring driver's license or identifications, keys, openers, controls, and any warranty papers to closing, unless other arrangements have been made with the parties.

SELLER-PAID MARKET CENTER COMMISSION -- Seller(s) acknowledges and agrees that Keller Williams St Pete will collect \$_____ in additional commission from Seller(s) at closing. Buyer- Paid Market Center Commission is payable to the Brokerage representing the Seller(s) in this transaction for real estate services rendered. This is paid by Seller(s) in addition to any commission paid by Buyer.

AFFILIATED BUSINESS DISCLOSURE -- To Buyer(s) from Keller Williams St Pete for Property as described above. This is to give you notice that Keller Williams St Pete has a business relationship with Cross Country, VanDyk Mortgage and Tampa Bay Title each of which has a "0% Interest" in the operating division known as Keller Williams St Pete.,. Because of this relationship, this referral may provide Keller Williams St Pete a financial or other benefit. As required by Federal Law, you will be provided an estimated charge or range of charges prior to engaging the services of the listed provider(s). You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase/sale of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST

RATE FOR THESE SERVICES. Buyer(s) hereby

acknowledges having read this disclosure and understands that Keller Williams St Pete may receive a financial or other benefit as the result of a referral to Cross Country, VanDyk Mortgage and Tampa Bay Title Per 12 USC 2602 "Definitions" (7) – 12 USC2607 (c) (4) and 24 CFR Part 3500 Final Rule Appendix D do not apply.

NEVER TRUST WIRING INSTRUCTIONS VIA EMAIL -- Criminals/hackers are targeting email accounts of various parties involved in real estate transactions (e.g., lawyers, title agents, mortgage brokers, real estate agents). These emails are convincing and sophisticated. Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. If you receive an email regarding instructions that contains any suspicious information, do not click on any links that may be in the email and do not reply.

Broker strongly recommends that Buyer, Seller, and their respective attorneys and others working on a transaction, refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When there is a need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, Broker strongly recommends using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. *In addition, before Buyer or Seller wires any funds to any party (including Buyer or Seller's attorney, title agent, mortgage broker, or real estate broker) personally call them to confirm the information is legitimate (i.e., confirm the ABA routing number or SWIFT code and credit account number).*

Buyer and Seller should call them at a number that is independently obtained (e.g., from this Contract, the recipient's website, etc.) and not use the number in the email to be sure that the contact is a legitimate party.

ESCROW DEPOSIT: All escrow deposits will be deposited with the title company closing the transaction within one business day or receipt. Any requests to return said deposits will be honored only after the check has cleared the correspondent bank account and all necessary releases have been signed by all applicable parties.

XLIST: If opting to market the property on the Xlist instead of the open market MLS seller understands that this option is intended to be a convenience factor. This marketing option may limit the amount of traffic through the property and consolidate the number of showings and may or may not result in a lower offer price due to these factors. If the objective is to obtain the highest possible sales price seller should consider marketing on the MLS as well as the Xlist.

SPECIAL TAXING DISTRICT: _____(Name of District) Imposes taxes or assessments, or both taxes and assessments, on this property through a special taxing district. These taxes and assessments pay the construction, operation, and maintenance costs of certain public facilities of the district and are sent annually by the governing board of the district. These taxes and assessments are in addition to county and all other taxes and assessments provide for by law. \$_____Annual amount included in property taxes.

(Amount can be verified through the county tax collector's office.)

THIRD PARTY VENDORS: As a courtesy, KELLER WILLIAMS REALTY and its agents may provide you with one or more names of service providers including, but not limited to home inspectors, engineers, contractors,

licensed repair persons, handyman or attorneys other consumers have used or of whom we are aware. The provision of these service providers shall not in any way be construed to be a warranty, recommendation or endorsement by Keller Williams or its licensee's. The sellers' choice of any service provider rests solely with the seller. Seller agrees to hold KELLER WILLIAMS REALTY and its agents harmless from and all claims or losses that in any way arise out of, or relate to, the Seller's selection or the Seller's use of any such service provider. Third party vendors may or may not provide rebates and/or financial incentives to our customers and agents.

Seller's Signature Date

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