



VACANT AND/OR PROPOSED PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS: _____

OWNER'S NAME / PHONE NUMBER: _____

NOTICE TO OWNER: You are obligated to disclose all known facts that materially and adversely affect the value of the property being appraised that are not readily observable. This disclosure statement is designed to assist the appraiser in complying with the disclosure requirements under Florida law and in evaluating the property being appraised. The appraiser will rely upon this information when he evaluates this property.

This DISCLOSURE STATEMENT is a disclosure of the Owner's knowledge of the condition of the property as of the date signed by the Owner and is not a substitute for any inspections or warranties that a buyer or lender may wish to obtain. It is not a warranty of any kind by the Owner or warranty or representation of the appraiser. If a question is not applicable, please answer N/A; if not available answer NAV; and if you are unsure, answer "?". Add any comments or supporting documentation you feel is necessary. This form should take less than 15 minutes to complete.

1) TITLE AND ACCESS:

- A. Do you know of existing, pending or potential legal actions and/or liens concerning the property? No / Yes
B. Do you know of any encroachments, boundary disputes or third party claims affecting the property? No / Yes
C. Do you know of any violations of local, state, or federal laws or regulations relating to this property? No / Yes

2) LAND:

- A. Has the property been surveyed since you have owned the property? No / Yes Date of Survey?
B. Is there any fill or expansive soil on the property? No / Yes
C. Do you know of any past or present settling or soil movement problems on the property or adjacent properties? No / Yes If so, explain:
D. Are you aware of any sink holes on property or adjacent properties? No / Yes
E. Do you know of any past or present drainage or flood problems on your property or adjacent properties? No / Yes
F. Are there any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? No / Yes If so, explain:
G. Are there any roads scheduled to be built or widened adjacent to the property? No / Yes If so, explain:
H. All fencing at rear and sides of lot are property of: Owners Neighbors Owners & Neighbors Combined Are any fences belonging to owner encroaching onto adjacent properties? No / Yes Explain:
I. If this is a Waterfront Property (lake/pond/canal/open bay): circle one or more of the following which apply:
1) Property continues into water and Owner maintains land to water's edge.
2) Property does not continue to water's edge and owns and maintains easement along water. Easement line is feet from water's edge.
3) Property does not continue to water's edge, but property owner is responsible for maintaining the easement of feet from water's edge.
4) This is a manmade natural body of water. If natural, is it spring fed? No / Yes
5) Do you have knowledge of there ever being any problems with the quality or level of water? No / Yes
J. Does property abut to any Conservation Area? No Yes If yes, is it Designated Wetlands? No / Yes Is there a Wetland or Drainage Easement on this property? Explain (who owns the area):

3) NEIGHBORHOOD

Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes? No / Yes. If 'yes' explain:

4) CONDOMINIUMS (or Maintenance-Free properties)

- A. Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CC&R's) of a homeowner's association? No / Yes If no, you may ignore the remainder of this section.
B. If yes, the dues are paid to (company): Phone number: Contact Person:



VACANT AND/OR PROPOSED PROPERTY DISCLOSURE STATEMENT

- C. Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? No / Yes / Unknown
D. Is there any condition or claim which may result in an increase in assessments or fees? No / Yes / Unknown
E. Are there any MASTER ASSOCIATION DUES? Yes No
F. What are your association MAINTENANCE dues? Monthly Quarterly Annually
G. What utilities and maintenance is covered by the dues? Building Exterior Cable Electric Lawn
H. Are there any other fees/dues (other than listed above)?
I. Are any of the above fees included in your County Tax Bill? If yes, explain:
J. Are there any CDD's (Community Development District) taxes/fees required in this development? If so, the amount is \$, paid Monthly Quarterly Annually

5) SALE/CONTRACT/LISTINGS

- A. Is the property listed for sale? Yes / No
B. How long has it been on the market? mo
C. Has the price been reduced? Yes / No How much? \$
D. Is the property under contract? Yes / No
E. When is it scheduled to close?
F. Will you be taking back any financing? Yes / No If so, what are the terms?
G. When did you purchase the property?
H. How much was the purchase price? \$
I. Did the sale reflect a market price? Yes / No

6) LEASES

- A. Is the property currently leased? Yes / No
B. Is the lease arm/length or inter company?
C. Please provide copies of all leases to the appraiser.

7) PROPOSED IMPROVEMENTS

- A. Do you have a survey? Yes / No
B. Do you have a site plan? Yes / No
C. Do you have building plans? Yes / No
D. Have plans been approved by municipal authority? Yes / No
E. Do you have a budget with a cost breakdown? Yes / No

The foregoing answers and explanations are true and complete to the best of my/our knowledge. This statement has been prepared to assist the appraiser to evaluate the property. This statement is not meant to be a warranty or guarantee as to the condition of my/our property. I/we hereby authorize the appraiser to disclose the information in this statement to our client.

ACCEPTED & APPROVED _____

Signature: _____

Print Name: