



Client Disclosure

PROPERTY 213 W.SMITH ST WINTER GARDEN, FL 34787

SELLER(S): LLOYD DEAN WARREN, LLC

BUYER(S): _____

DATE: _____

Seller's Disclosure Statement: Florida law requires sellers to disclose to potential buyers any known latent defects in their property. Arellano Realty & Investments, LLC ("Arellano") recommends that each buyer(s) review the disclosure statements and conduct proper inspections to verify status of the property before closing. Failure to make such home inspection shall be the sole responsibility of the buyer.

Property Inspection: Arellano and its agents, licensees and/or affiliates do not render a professional opinion as to any condition of the property being purchased. We strongly recommend to the Buyer(s), in accordance with the Contract for Sale and Purchase, that an inspection by a professional home inspector be completed. The Buyer(s) will select the home inspector.

Property Information: The Buyer(s) shall indemnify and hold Arellano and it's agents, licensees and/or affiliates harmless and free of any liability and responsibility in the event that any information pertaining to any of the following: property dimensions, age, legal description, structural definition, room sizes and building specifications is incorrect.

Termite (Wood Destroying Organisms): Arellano and it's agents, licensees and/or affiliates do not claim to be experts concerning termites or other wood destroying organisms or their presence upon/in any building, structure or portion of any property. Therefore, Arellano and its agents, licensees and/or affiliates make no representations or warranty concerning this condition. Arellano strongly recommends that the Buyer(s) obtain and review a termite (WDO) inspection of the property. The Buyer(s) will select the termite (WDO) inspection company.

Buyer Initials _____
Seller Initials LDW _____

Home Warranty and Survey: Buyer(s) and sellers do hereby acknowledge that they have been advised by Arellano of the advantages of purchasing a home warranty and a survey.

School Boundaries: Buyer(s) acknowledge that the County School Board has full decision making powers to modify and/or change public school boundaries at any time and that the boundaries are currently re-examined by the school board on an annual basis. Buyer(s) acknowledge he/she has not relied on any verbal representation from the Seller, Arellano, or any of their representatives with respect to school boundaries. Buyer(s) are responsible to make their own inquiry of any such matters with the School Board.

Megan's Law Disclosure: Megan's Law is legislation designed to protect the public by notifying communities when a sex offender moves in to the area. Information including photos, identities and addresses is available from the Florida Department of Law Enforcement (FDLE) at 850-410-7000 or the Internet at <http://www3.fdle.state.fl.us/sopu>. The Buyer(s) is encouraged to contact the FDLE for further information and by signature below acknowledges that Arellano has provided this notification

Transaction Fee & Administrative Fee: At the time of sale and closing on Property or transfer of ownership on Property, whether the Property sold or exchanged through the efforts of Seller, Buyer's Agent, Arellano or any other source, Seller agrees to pay a transaction and/or administrative fee of \$250 to Arellano for processing documents on the sale/closing and record-keeping as outlined by the Florida Real Estate Commission and the Florida Statutes Chapter 475.

Affiliated Business Arrangements: Arellano has an affiliation with the following entities and may benefit from that affiliation.

- Boyette, Cummins & Nailos, PLLC
- Globe Home Warranty
- 1st American Home Tenders
- Equitable Title

Buyers Signature: _____
Print Name: : _____

Date: _____

Buyers Signature: _____
Print Name: : _____

Date: _____

Sellers Signature: *Lloyd Dean Awrren*
Print Name: : **LLOYD DEAN AWRREN, LLC**

Date: 4/16/2015

Sellers Signature: _____
Print Name: : _____

Date: _____