



TALLAHASSEE BOARD OF REALTORS®, INC. SELLER'S PROPERTY DISCLOSURE STATEMENT

(REVISED JULY 2017)

(IT IS SUGGESTED THAT COPIES OF THIS DISCLOSURE BE AVAILABLE AT THE PROPERTY)



SELLER: Stadium Place of Tallahassee, LLC.

Property Address: 808 Lipona Rd. Tallahassee, FL 32304

Date Property Purchased 07/08/2014

Year Built 1961

NOTICE TO SELLER: Every SELLER is obligated to disclose to a BUYER all known facts, which are not readily observable to a BUYER that materially and/or adversely affect the value of the property being sold. This disclosure statement is intended to assist SELLER in complying with disclosure requirements and to provide helpful information to a BUYER. The Listing Broker, the Selling Broker and their respective Salespersons will also rely upon this information when they evaluate, market and present SELLER'S property to prospective BUYERS.

• IF THIS PROPERTY IS UNIMPROVED, COMPLETE SECTIONS 14-17 ONLY.

• When explanations are needed please give details such as location, extent, date, and name of repair persons. Use extra sheets if necessary.

NOTICE TO BUYER: This is a disclosure of SELLER'S knowledge as of the date signed by the SELLER of the condition of the property and is not a substitute for BUYER'S due diligence. It is not a warranty of any kind by SELLER or a warranty or representation by the Listing Broker, the Selling Broker, or their Salespersons.

1. OCCUPANCY

(a) If property is vacant, provide date it was vacated. 02/15/2022

(b) Is the property occupied by ☐ Seller ☐ Tenant

(c) If Tenant occupied, provide the following information:

1. Is there a written lease? ☐ Yes ☐ No If yes, expiration date _____

2. Monthly rental amount _____

Security Deposit amount _____

3. Management Company, if any _____

2. EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Subject to final negotiated contract)

Mark the items included in the sale of your property:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Generator | <input checked="" type="checkbox"/> Range/Oven | <input checked="" type="checkbox"/> Washer |
| <input type="checkbox"/> Ceiling Fans—all | <input type="checkbox"/> Ice Maker—Stand Alone | <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> with Ice Maker | <input type="checkbox"/> Water Softener/Purifier |
| <input type="checkbox"/> Central Vacuum and Attachments | <input type="checkbox"/> Intercom | <input type="checkbox"/> Satellite System | <input type="checkbox"/> Window Treatments—all |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Security System – (see below) | <input type="checkbox"/> Window/Wall AC |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Light Fixtures—all | <input type="checkbox"/> Spa or Hot Tub with Heater | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Dryer | <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Garage Door Opener and Transmitter(s) | <input type="checkbox"/> Pool Equipment | <input type="checkbox"/> Surveillance Equipment | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> Pool Heater | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> _____ |

☐ Oil/Propane Tanks ☐ Owned ☐ Leased, If leased, from whom _____ Cost _____

☐ Security System ☐ Owned ☐ Leased, If leased, from whom _____ Cost _____

Any other leased systems: _____

If any of these items have been replaced during your ownership, which items and what year: _____

If any of these items have any defects, explain: _____

Are there any fixtures, appliances, or systems on or about the property excluded from the sale? ☐ Yes ☐ No

If yes, explain: _____

BUYERS Initials: _____

SELLERS Initials:  _____

3. STRUCTURAL ITEMS

- (a) Name of Contractor or Builder who built home, if known _____
- (b) Has there been any past or present movement, shifting, cracks, deterioration, structural damage or other problems with walls, ceilings, or foundations? ☐ Yes ☒ No ☐ Unknown
- (c) Has there been any past or present water leakage or intrusion in the structure(s)? ☐ Yes ☒ No ☐ Unknown
- (d) Have there been any past or present problems with driveways, walkways, patios, or retaining walls? ☐ Yes ☒ No ☐ Unknown
- (e) Have there been any repairs or other efforts to control the cause or effect of any problem(s) described in this section?
☐ Yes ☐ No ☐ Unknown
- (f) Has there ever been a fire in this property? ☐ Yes ☒ No ☐ Unknown
- (g) Have there been any problems with the fireplace? ☐ Yes ☐ No ☐ Unknown
- If any answers are yes, explain: _____

4. ADDITIONS / ALTERATIONS & REMODELING

- (a) Have you made any additions, structural changes, or other alterations to the property? ☐ Yes ☒ No
If yes, explain: _____
- If yes, did you obtain and close out all necessary permits? ☐ Yes ☐ No ☐ Unknown
- (b) Provide the name of any Contractor or individual who did any additions, structural changes, or other alterations to the property, if known: _____

5. ROOF

- (a) Year current roof put on Unknown Roofing permit completed on 4/3/2008. Repair or replacement status unknown.
- (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No
- (c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☒ No
If yes, provide name of Contractor or individual who did the work and details of replacement/repair _____
- (d) Do you know of any other problems with the roof or gutters? ☐ Yes ☒ No
If any answers are yes, explain: _____

6. SIDING

- (a) Exterior siding material(s): ☐ Brick ☒ Wood ☐ Vinyl ☐ Stucco ☐ Synthetic Stucco
☐ Manufactured Siding ☒ Fiber Cement ☐ Other _____ ☐ Unknown
- (b) If manufactured siding, provide name of manufacturer, if known _____
- (c) If stucco, have there been any inspection reports on the stucco in the last 5 years? ☐ Yes ☐ No
- (d) Do you know of any problems/defects with the siding? ☐ Yes ☐ No
- (e) Have you filed any claims with manufacturers in regard to the siding? ☐ Yes ☐ No
If any answers are yes, explain: _____

7. WINDOWS/DOORS/LOCKS

- (a) Are the windows insulated glass? ☐ Yes ☒ No
- (b) Are there any fogged, broken, or cracked windows? ☐ Yes ☒ No ☐ Unknown
If yes, which ones _____
- (c) Do all operable windows open, stay open, close and lock properly? ☒ Yes ☐ No ☐ Unknown
If no, which ones _____
- (d) Are any screens missing or damaged? ☐ Yes ☒ No ☐ Unknown
If yes, which ones _____
- (e) Do all doors operate properly? ☒ Yes ☐ No
If no, explain: _____
- (f) Do you have keys to all door locks? ☒ Yes ☐ No
If no, explain: _____

BUYERS Initials: _____

SELLERS Initials:  _____

8. HEATING AND AIR CONDITIONING

- (a) Air Conditioning: ☒ Central Electric ☒ Natural Gas ☐ Window Units, # of units included in sale _____
☐ Mini-split, # of units _____ Provide age if known _____
- (b) Heating: ☐ Central Electric ☒ Central Electric Heat Pump ☐ Fuel Oil ☐ Natural Gas ☐ Other _____
Provide age if known 2009
- (c) Have there been any problems regarding these items? ☐ Yes ☐ No
- (d) Have there been any repairs/replacements of these units during your ownership? ☐ Yes ☐ No
- If yes, explain: _____

9. ELECTRICAL SYSTEM

- (a) Have there been any problems with the electrical system? ☐ Yes ☒ No
- (b) Who supplies electrical service? ☒ City of Tallahassee ☐ Talquin ☐ Other _____
- (c) Average utility bill? \$ _____ month
Number of people living in property _____
- Comments: _____

10. PLUMBING

- (a) Have there been any problems with the plumbing system? ☐ Yes ☒ No ☐ Unknown
- (b) Do you have polybutelene pipes? ☐ Yes ☒ No ☐ Unknown
- (c) Have there been any leaks, back-ups, water, and/or sewer/septic tank problems? ☐ Yes ☒ No ☐ Unknown
- (d) What type of sewage system do you have? ☒ Public ☐ Community Sewer ☐ Septic Tank(s) How Many _____
Location(s) _____
When was septic tank last pumped? _____
- (e) During your ownership have there been any septic system problems? ☐ Yes ☐ No
- (f) If on a septic tank, is sewer service available to your property? ☐ Yes ☐ No ☐ Unknown
- If yes, it is the responsibility of the BUYER to contact the local Health Department regarding continued use of a septic system.**
- (g) Does your utility bill contain a fee for sewer? ☒ Yes ☐ No
- If yes, it is the responsibility of the BUYER to contact the utility department to determine if a sewer is currently in use or if the sewer fee is for availability of sewer for future usage.**
- (h) Is there a pump associated with your sewage system? ☐ Yes ☒ No
- (i) What is your water supply source: ☒ Public ☐ Community Well ☐ Well on Property
- (j) If your water is from a well, have there ever been repairs/replacements to the well or pump? ☐ Yes ☐ No ☐ Unknown
- (k) Has the well water ever been tested? ☐ Yes ☐ No ☐ Unknown
Date and Test Results: _____
- (l) Do you have a water conditioning system? ☐ Yes ☐ No
If yes, is the system ☐ Owned ☐ Leased
- (m) Type of water heater(s)? ☒ Gas ☐ Electric ☐ Solar
On timer(s)? ☐ Yes ☐ No
Number of Water Heaters? 1 Age of water heater(s) 1999
Number of gallons? 40 or ☐ Tankless
- If any answers are yes, explain: _____

BUYERS Initials: _____

SELLERS Initials:  _____

11. POOL / SPA / HOT TUB (Complete if applicable)

- (a) ☐ POOL year installed _____ ☐ Salt ☐ Chlorine
☐ In ground: ☐ Gunnite ☐ Fiberglass ☐ Vinyl Age of liner _____ ☐ Above ground
- (b) Has the pool been resurfaced? ☐ Yes ☐ No ☐ Unknown Date _____
- (c) Pool heater: ☐ None ☐ Gas ☐ Electric ☐ Solar
- (d) Pool pump: Year installed _____
- (e) Filter type: _____ Year installed _____
- (f) Is pool equipment included? ☐ Yes ☐ No
If yes, itemize: _____
- (g) Is there an automatic pool cleaner? ☐ Yes ☐ No If yes, manufacturer name _____
- (h) ☐ SPA/HOT TUB Year installed _____
- (i) Spa heater: ☐ None ☐ Gas ☐ Electric ☐ Solar
- If there are any problems with any of the items above, explain: _____
- _____
- _____

12. CRAWL SPACES AND BASEMENTS (Complete if applicable)

- (a) Has there ever been any water leakage, accumulation of water or dampness in the basement or crawl space? ☐ Yes ☐ No ☒ Unknown
- (b) Do you have a sump pump? ☐ Yes ☒ No
- (c) Have there been any repairs or other attempts to control any water or dampness problems in the basement or crawlspace? ☐ Yes ☒ No
- If any answers are yes, explain: _____
- _____
- _____

13. WOOD DESTROYING ORGANISMS

- (a) Have termites or any wood destroying insects affected the property during your ownership? ☐ Yes ☒ No ☐ Unknown
- (b) Has there ever been any damage to the property caused by termites or wood destroying insects during your ownership?
☐ Yes ☒ No ☐ Unknown
- (c) Has there ever been any damage to the property caused by wood rot during your ownership? ☒ Yes ☐ No ☐ Unknown
- (d) Is the property currently under bond for wood destroying insects from a licensed pest control company? ☐ Yes ☒ No
What company? _____ Expiration date: _____
- (e) Do you know of any wood destroying organisms reports on the property in the last five years? ☐ Yes ☒ No
- If any answers are yes, explain: _____
- _____
- _____

14. SOIL / DRAINAGE / BOUNDARIES

- (a) Is there any fill or pipe clay on the property? ☐ Yes ☐ No ☒ Unknown
- (b) Has there been any settling or earth movement on the property? ☐ Yes ☐ No ☒ Unknown
- (c) Has there been any settling or earth movement in the immediate neighborhood? ☐ Yes ☐ No ☒ Unknown
- (d) Is any portion of the property located in a flood hazard area? ☐ Yes ☒ No ☐ Unknown Flood zone, if known _____
- (e) Is flood insurance required by your lender? ☐ Yes ☒ No
- (f) Have there been any past or present drainage or flood problems affecting the property? ☐ Yes ☒ No ☐ Unknown
- (g) Have there been any past or present drainage or flood problems affecting adjacent properties? ☐ Yes ☒ No ☐ Unknown
- (h) Are there any encroachments, boundary line disputes, or easements affecting the property? ☐ Yes ☐ No ☒ Unknown
- (i) Are there any conservation easements or environmental restrictions? ☐ Yes ☒ No ☐ Unknown
- (j) Are there any shared driveways, fences or joint use agreements? ☐ Yes ☒ No
- If any answers are yes, explain: _____
- _____
- _____

- (k) Who owns any fences? _____

BUYERS Initials: _____

SELLERS Initials:  _____

15. TOXIC SUBSTANCES

- (a) Are you aware of any hazardous materials in, on or about the property? (Hazardous Materials may include but are limited to: lead-based paint, asbestos materials, asbestos siding, radon, mold, and buried oil, fuel or other storage tanks.)

☐ Yes ☐ No ☐ Unknown

- (b) Has the property ever been tested for radon, mold, lead-based paint, or any other toxic substances? ☐ Yes ☐ No ☒ Unknown

If any answers are yes, explain: _____

16. NEIGHBORHOOD/HOA FEES AND RESTRICTIONS

- (a) Have there been any proposed changes or conditions in your neighborhood that could affect the value or desirability of the property?

☐ Yes ☒ No ☐ Unknown

If yes, explain: _____

- (b) Is this property located within a geographical area which has been designated, or is being considered for designation, as a Historic Preservation Overlay District: ☐ Yes ☒ No ☐ Unknown

- (c) Is the property located in the City limits? ☒ Yes ☐ No

Note: If there is a mandatory Homeowners' Association, including active covenants and periodic dues, you must complete the separate HOMEOWNERS' ASSOCIATION / COMMUNITY DISCLOSURE

- (d) Who maintains your road? ☒ Gov't ☐ Private

If private, is it maintained by: ☐ HOA ☐ Road Maintenance Agreement ☐ Other

- (e) What is the annual fee? \$ _____

How is it paid? ☐ Monthly ☐ Yearly ☐ Other _____

- (f) What does the fee cover? _____

- (g) Are fees current? ☐ Yes ☐ No

- (h) Who is the contact person for the association? _____

Phone # / Email _____

- (i) Are there any defects, damages, legal actions, conditions or assessments that may affect the association or its fees? ☐ Yes ☐ No

- (j) Does the property violate the restrictive covenants? ☐ Yes ☐ No ☐ Unknown

If yes, explain: _____

- (k) Are there any transfer fees? ☐ Yes ☐ No ☐ Unknown

If yes, to whom _____

- (l) Is there an enhancement fee or any other type of fee upon resale? ☐ Yes ☐ No ☐ Unknown

If yes, what kind of fee _____

To whom _____

- (m) Is there a CDD (Community Development District) fee attached to your property? ☐ Yes ☐ No ☐ Unknown

If yes, amount \$ _____ How is it paid? _____

- (n) Is your Leon County Fire Tax Assesment ☐ Paid separately ☐ Included in tax bill ☐ Unknown ☐ N/A

Amount, if any: \$ _____

- (o) Are there any special assessments or any other fees of any type? ☐ Yes ☐ No

If yes, explain nature of assessment/fee and amount: _____

BUYERS Initials: _____

SELLERS Initials:  _____

17. OTHER MATTERS

- (a) Are there any concealed cosmetic defects? ☒ Yes ☐ No ☐ Unknown
- (b) Does anyone have a first right of refusal or an option to buy to this property? ☐ Yes ☒ No
- (c) Is there any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- (d) Has an insurance claim been filed on this property during your ownership? ☐ Yes ☒ No
- (e) Is the property registered as a rooming house under the Rooming House Ordinance? ☐ Yes ☐ No ☒ Unknown
- (f) Are there any zoning violations, non-conforming uses, set back violations, or proposed zoning or road changes? ☐ Yes ☒ No ☐ Unknown
- (g) Are there any violations of local, state, or federal laws or regulations relating to this property? ☐ Yes ☒ No ☐ Unknown
- (h) Anything else you feel you should disclose to a prospective buyer that may materially and/or adversely affect the value or desirability of the property: _____
- _____
- _____

The undersigned SELLER represents that the information set forth in the foregoing property disclosure statement is accurate and complete to the best of the SELLER'S knowledge on the date signed below. SELLER does not intend this property disclosure statement to be a warranty or guaranty of any kind. SELLER hereby authorizes Listing Broker to provide this information to prospective BUYERS and to other Real Estate Brokers and other Salespersons.

SELLER understands and agrees that SELLER will immediately notify Listing Broker in writing if any information set forth in this property disclosure changes.

Seller: _____  Date: 02/24/2022

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 Contract for Sale and Purchase. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER is aware that this property disclosure is not intended as a warranty or guaranty of any kind by SELLER. The Brokers and their Salespersons do not warrant or guarantee the condition of the property and are in no way 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 Contract for Sale and Purchase.

Buyer: _____ Date: _____

Buyer: _____ Date: _____