

Greene Realty of Florida, L.L.C.,
Robert N. Greene, and associates, herein known as **AGENTS(s)**

Buyers and/or Sellers Disclosure Addendum

TRANSACTION BROKER NOTICE

As a transaction broker, these **AGENTS**, provide to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

CONDITION OF PROPERTY. and its licensees will not render a professional opinion as to any condition of the property being purchased. These **AGENTS RECOMMEND** to the Buyer(s), in accordance with the contract form for Sale and Purchase, that an inspection by an appropriate **PROFESSIONAL INSPECTOR(S)** is made of the property including but not limited to the structures, equipment and mechanical items, mold, well, water quality, septic tank. Selection of the professional inspector(s) is the responsibility of the Buyer(s). Failure to make inspection(s) shall be the sole responsibility of the Buyer(s).

PROPERTY INFORMATION. Although we strive to provide current and accurate information regarding the property, any information pertaining to any or all of the following: property dimension, age, legal description, room sizes, property tax information and/or mortgage status is found to be incorrect or inaccurate as a result of survey, title search, transmittal of mortgage information, building specifications or through any other source or document, is not guaranteed and the Buyer(s) and Seller(s) shall hold these **AGENTS**, harmless and free of any liability or responsibility.

SELLER (S) DISCLOSURE STATEMENT. Florida Law requires the Seller(s) to disclosure to potential Buyer(s) any known defects, which may not be readily visible. Prospective Buyer(s) should exercise their right to order and arrange for any and all inspections of property which feel are necessary, as it is not the responsibility of the REALTOR® to conduct a physical inspection of the property to discover defects.

1. **MOLD DISCLOSURE.** Mold is found both indoors and outdoors. The presence of mold may cause property damage or health problems. Should you desire a mold inspection or additional information about mold, contact a professional trained in this field?
2. **CHINESE/DEFECTIVE DRYWALL.** Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of items as well as create noxious odors which may pose health risks. Should you desire a drywall inspection or want additional information, contact a professional trained in this field.
3. **TERMITES AND WOOD- DESTROYING ORGANISMS.** None of these **AGENTS** are experts concerning termites or other wood-destroying organisms or their presence upon or in any home, structure or portion of any property. These **AGENTS** make no representation or warranty concerning the presence of wood-destroying organisms upon or in the property to be purchased. Since these organisms can cause structural damage, These **AGENTS** recommend to Buyer(s) that a wood-destroying organism inspection of the property be ordered and reviewed, and that the Buyer(s) consult directly with the inspectors about the presence (or lack of presence) of any wood-destroying organisms upon or in the property to be purchased.

PERMITS. Seller and Buyer acknowledge that there may have been improvements to the property which were made without required permits or still have open permits for. It is the seller's obligation to disclose these defects, and the buyer's obligation to verify any permit information or lack of permits with the county or city where the property is located. Buyer(s) and Seller(s) shall hold these **AGENTS** harmless and free of any liability or responsibility.

SCHOOL DISTRICT. School boundaries are subject to change. As a result, the information available to the Seller(s) or these **AGENTS** may not be accurate or current, even though it appears to be from reliable sources. If this information is important to you, contact the local school board directly to verify the correct school boundaries of the particular property prior to entering into a contract.

PROPERTY TAX DISCLOSURE. Buyer(s) should not rely on the Seller(s) current property taxes as the amount of property taxes that the Buyer(s) may be obligated to pay in the year(s) subsequent to purchase. A change of ownership or property improvements may trigger 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 more information.

SEXUAL OFFENDERS. Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals who may be living in their communities. The Buyer(s), who deem this information important, should contact the FDLE prior to entering into a contract via the Internet at www.fdle.state.fl.us or by phone, toll at 1-888-357-7332.

THIRD PARTY VENDORS: As a courtesy, these **AGENTS** may provide you with one or more names of service providers including, but not limited to, home inspectors, engineers, contractors, repair persons, or attorneys that other consumers have used or of whom we are aware. Our doing so shall not in any way be construed to be a recommendation or endorsement of, nor are these **AGENTS** warranting the work of, any such providers. The final choice of any service provider rests solely with you, whether the name appears on any list or not. You agree to release, hold harmless and indemnify these **AGENTS** from all claims or losses that in any way arise out of, or relate to, the selection or use of any such service provider.

The undersigned acknowledge that this Disclosure has been read and signed BEFORE signing a contract for Sale and Purchase and that they understand that Greene Realty of Florida, Robert N. Greene, and his employs are known herein as these **AGENTS**.

Date _____ Buyer _____ Buyer _____

Date _____ Seller _____ Seller _____