

**SIGNATURE REALTY & MANAGEMENT REAL PROPERTY SALES DISCLOSURE ADDENDUM WHICH IS A PART OF DEPOSIT RECEIPT AND PURCHASE AND SALE AGREEMENT DATED:**

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

**Signature Realty & Management, Inc. has prepared this disclosure to inform buyers & sellers of the following items:**

**1. PROPERTY INFORMATION:**

In the event that any information pertaining to any or all of the following: property dimension, age, legal description, structural definition, 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, buyer shall hold Signature Realty & Management, Inc. and its licensees harmless and free of any liability or responsibility whatsoever.

**2. CONDITION OF PROPERTY:**

Signature Realty & Management, Inc. and its licensees will not render a professional opinion as to any condition of the property being purchased. Signature Realty & Management, Inc. and its licensees recommend to the buyer, in accordance with the contract form for the sale and purchase, than an inspection by a PROFESSIONAL HOME INSPECTOR of the property to be made. Failure to make inspection shall be the sole responsibility of the buyer.

**3. TERMITES/ WDO CONCERNS:**

Signature Realty & Management, Inc. nor its associates and employees, are experts concerning termites or other wood destroying organisms or their presence upon or in any home, structure or portion of any property. Signature Realty & Management and its associates 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 damage to a structure, Signature Realty & Management, Inc. recommends to the buyer that a wood-destroying organism inspection of the property be ordered and reviewed, and that the buyer(s) discuss directly with the inspector the presence or lack of presence of wood-destroying organisms (including termites) upon or in the property to be purchased. Signature Realty further recommends the buyer purchase a treatment and repair bond.

**4. HOME WARRANTY:**

Buyer does hereby acknowledge that they have the right to purchase a home warranty on the property.

**5. ENERGY-EFFICIENT RATING DISCLOSURE:**

In accordance with Florida Statute 553.996, notice is hereby given that the Buyer of real property with a building for occupancy located thereon may have the building's energy-efficiency rating determined.

Buyer hereby acknowledges that they can obtain a copy of this Energy-Efficiency Disclosure & of the energy-efficiency rating information brochures prepared by the State of Florida, Department of Community Affairs at the time of or prior to buyer signing the contract for sale and purchase.

**6. RADON GAS:**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from the County public health unit.

**7. MOLD INSPECTION:**

Buyer, at Buyer's expense may have a qualified professional conduct an inspection on the property for mold within 20 days of ratification of sales contract. Buyer shall be responsible for prompt payment for such inspection and repair of damage to and restoration of the property resulting from such inspections. This provision shall survive termination of the contract. In the event the mold inspection reveals a significant presence of mold in the property, which requires professionals to remove the mold, at a cost which exceeds Five Hundred Dollars (\$500.00) Then seller or buyer may cancel the contract by delivering written notice of such election no later than five (5) days after expiration of the mold inspection period. If buyer or seller timely cancels the contract, then the sales binder deposit paid shall be immediately returned to buyer unless issues unrelated to the mold inspection in the sales contract prevent such release and buyer and seller shall be released from further obligations under the sales contract. If buyer fails to perform a mold inspection within the time frame given or if the inspection does not reveal significant presence of mold in the property that exceeds Five Hundred Dollars and or fails to notify owner within the time frame given of its presence then buyer may not terminate this contract pursuant to this addendum.

**8.** Signature Realty & Management has an affiliation with the following entities and may benefit from these relationships:

a. First American Homebuyers Protection Corp/ Old Republic Home Warranty

The undersigned Buyer(s) and or Seller(s) acknowledge(s) that this disclosure has been read and signed as part of the sale and purchase contract between them.

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DATE BUYER

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DATE BUYER

\_\_\_\_\_  
DATE SELLER

\_\_\_\_\_  
DATE SELLER