



MULTIPLE DISCLOSURE STATEMENT NOTICE

THIS ADDENDUM is part of the Purchase and Sale Agreement and Deposit Receipt dated _____, 20____ between:

(Buyer) Lee Chadwick and (Seller) _____
Printed Name Printed Name

for the purchase of: 300 Bermuda Bay Circle, #301 Ponte Vedra FL 32082.
Address City ST Zip

IN ACCORDANCE WITH OUR PLEDGE to serve our customers honestly and fairly, Keller Williams® Jacksonville Realty has prepared this disclosure to inform Buyers of the following items:

- COMPOSITION SIDING:** Purchasers acknowledge that they have been informed that portions of the property they are purchasing may have composition siding product on the exterior. In some cases, composition siding has been found to rot, buckle, crack, or deteriorate if improperly installed or maintained. Under class action settlements with Louisiana Pacific Corporation, Georgia Pacific Corporation and Masonite, owners of homes, condominiums and other structures on which the siding has been installed may be eligible to receive money for damaged siding. There may be other products such as EIFS synthetic stucco that have problems related to defects or inferior insulation.
- 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. Information regarding radon and radon testing may be obtained from the County Public Health Unit. The EPA Hazard level is 4pCL or higher. A test to determine radon levels is available at an additional charge.
- PROPERTY INFORMATION:** In the event that any information pertaining to any or all of the subject property dimensions, 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 Keller Williams® Jacksonville Realty and its licensees harmless and free of any liability or responsibility there from whatsoever, excluding deliberate concealment or fraud.
- SELLER'S DISCLOSURE:** Keller Williams® Jacksonville Realty and its associates will not render a professional opinion outside of their licensure as to any condition of the property being purchased. Seller is obligated to disclose to Buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. Buyer hereby acknowledges receipt of a copy of the SELLER'S PROPERTY DISCLOSURE STATEMENT.
- HOME WARRANTY:** Buyer does hereby acknowledge that they have been advised of the advantages of purchasing a home warranty and have received a brochure detailing the terms, conditions, notifications and limits of such warranty. Buyer agrees to purchase a home warranty, declines to purchase a home warranty .
- TRANSACTION FEE:** Keller Williams® Jacksonville Realty will collect a Transaction Fee from the Buyer (s) and/or Seller (s) at close of escrow. This fee is to cover document preparation, file storage mandated by the Florida Real Estate Commission, Homestead Exemption notification and initial mailing of documents for IRS Filing. Transaction Fee for this writing is hereby disclosed as \$ 0 and will be assessed to the Buyer, Seller, and/or both Buyer and Seller in the disclosed amount.
- TERMITES:** Neither Keller Williams® Jacksonville Realty 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. Keller Williams® Jacksonville Realty 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 , Keller Williams® Jacksonville Realty recommends to the Buyer that a Wood Destroying Organism (WDO) inspection of the property be ordered and reviewed and that Buyer 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. Keller Williams® Jacksonville Realty also recommends that Buyer purchase a treatment and repair bond.
- AFFILIATIONS:** Keller Williams® Jacksonville Realty may have affiliations with some vendors possibly involved in the sale or purchase of a home such as the Title Company, the Mortgage Company, the Insurance Company, and others, and may benefit from that affiliation, through friendship to advertising support to ownership. Keller Williams® Jacksonville Realty will never knowingly benefit from such affiliations to the detriment of its customers or clients. Keller Williams® Jacksonville Realty encourages shopping of all services or products.

THE UNDERSIGNED Buyer(s) and Seller(s) acknowledge that this disclosure was presented, read and signed prior to signing a Purchase and Sale Agreement and Deposit Receipt.

Buyer Signature	Date	Buyer Signature	Date
<u>Lee Chadwick</u>	<u>10/14/09</u>		
Seller Signature	Date	Seller Signature	Date