

SELLER'S PROPERTY DISCLOSURE STATEMENT

THIS DISCLOSURE is being made by: Debra K. and Alton M. Layton (Seller)
Printed Name

for property at: 600 Seagate Lane S., St. Augustine, FL 32084
Address City ST Zip

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

NOTICE TO SELLER: In the State of Florida, each Seller is obligated to disclose to prospective Buyers all facts known to Seller that materially and adversely affect the value of the property being sold that are not readily observable by the Buyer. This disclosure statement is designed to assist you in complying with State of Florida regulations and to assist the Buyer in evaluating the property. The Listing Broker and Cooperating Broker (if any) will also rely on this information when they evaluate, market and present your property to prospective Buyers.

If this property is unimproved (vacant land/lot)-complete 15 through 19 only.

When explanations are needed give as much detail as possible; date, location, name of repair company, etc.
Please fill in as accurately as possible.

NOTICE TO BUYER: This disclosure is intended to represent Seller's knowledge of conditions concerning th property as of the date signed. It is not a substitute for a Professional Home Inspection or any other inspection Buyer wishes to obtain. This disclosure is not a warranty of any kind by Seller or a warranty or representation by the Keller Williams Jacksonville Realty or their sales associates.

OCCUPANCY

Seller currently occupies the property? Yes No

Is the property tenant occupied? Yes No

Beginning date of lease period _____

Are lease payments current? N/A Yes No

When did Seller vacate the property? _____

Is the lease month-to-month? Yes No

End date of lease period _____

Months in arears _____

STRUCTURAL ITEMS

Name of Builder who built your home, if known N/A

Are you aware of any movement, shifting, structural damage, or other problems with walls or foundations? Yes No

Are you aware of any water leakage or water intrusion on the property? Yes No

Are you aware of problems with driveways, sidewalks, patios or retaining walls settling? Yes No

Have there ever been repairs or efforts to control the cause or effect of any problem described above? Yes No

Does the home have a fireplace? Yes No

Have there been any problems with it? Yes No

Has ther ever been a fire in the house? Yes No

ADDITIONS or REMODELING

Have you made any additions, structural changes, or alterations to the property? N/A Yes No

If Yes, explain: _____

Did you obtain all necessary permits? Yes No

Did work comply with building codes? Yes No

To your knowledge, did previous owner make any changes mentioned above? Yes No

ROOF

Year roof was installed if you know? N/A

Are you aware of any roof leaks? Yes No

Do you know of any problems with roof? Yes No

Do you know of any gutter problems? Yes No

Contractor who repaired or replaced roof _____

SIDING

Exterior siding material (s): N/A Brick Wood Vinyl Stucco Synthetic Stucco Concrete siding Other

Are you aware of any problems with siding material? Yes No

Name of Manufacturer if known _____

Seller further discloses that to their knowledge:

No previous claims have been filed against a siding manufacturer? Yes No

A claim was filed and pending against siding manufacturer? Yes No

Previous claims have been filed and settled with siding manufacturer? Yes No

WINDOWS

Are windows thermo-pane (insulating)? N/A Yes No

Are any windows fogged? Yes No

If Yes, how many? _____

Are any windows cracked/broken? Yes No

Do all windows open, stay open, close and lock properly? Yes No

Do you have any Wood Destroying Organism reports on the property? _____ Yes No
If YES explain: _____

Is the property under bond for wood destroying insects from a licensed pest control company? _____ Yes No

Type of bond: _____ Repair Yes No Treatment _____ Yes No

Is the bond transferable? _____ Yes No Is there a transfer fee? _____ Yes No

Does bond renewal cost escalate? _____ Yes No

SOIL/DRAINAGE/BOUNDARIES

Is there any fill on the property? _____ Yes No Any settlement of earth on the property? _____ Yes No

Is the property in a flood zone? PARTIAL _____ Yes No Does your lender require flood insurance? _____ Yes No

Have there been drainage problems? _____ Yes No Have there been any flooding problems? _____ Yes No

Are there any encroachments, encroachments, boundry disputes or easements affecting the property? NO _____ Yes No

If YES explain: _____

TOXIC SUBSTANCES

Are you aware of any hazardous materials in, on, or about the property? NO _____ Yes No

(Hazardous materials may include but shall not be limited to: lead-based paint, asbestos materials & siding, buried fuel tanks)

NEIGHBORHOOD

Are you aware of any change in your neighborhood that could affect value or desirability of the property? _____ Yes No

HOMEOWNER'S ASSOCIATION

Is the property part of a Homeowner's Association? _____ Yes No

Is the property part of a Condominium Association? _____ Yes No

Is the property subject to covenants, conditions, restrictions of the association? _____ Yes No

What is the annual association fee? \$ 600 YEARLY How is it paid? Monthly Quarterly Annually

Are fees current? _____ Yes No Are there any legal actions against the association? _____ Yes No

Does the property have any violations of the restricitave covenants? _____ Yes No

Are there any future assessments that you are aware of? _____ Yes No

If YES explain: _____

Can the covenants and restrictions be changed without a majority vote of the homeowners? _____ Yes No

OWNERSHIP

Does anyone have a first right of refusal to buy your property? _____ Yes No

Are there any legal actions against the property? _____ Yes No

Are you aware of any violations of local, state, or federal laws or regulations relating to this property? _____ Yes No

THE UNDERSIGNED Seller(s) represents that the information set forth in the foregoing Property Disclosure statement is accurate and complete to the best of my/our knowledge. This disclosure is not intended to be a warranty or guaranty of any kind. Seller (s) authorize Listing Broker to provide this information to any and all prospective Buyers and cooperating Brokers (if any) and their sales associates.

Seller Signature Date 5/22/08 & Seller Signature Date 5/22/08

THE UNDERSIGNED Buyer(s) acknowledge receipt of a copy of this Property Disclosure and attest to the fact they have been in and upon the above Property. Buyer is strongly advised to acquire a Professional Property Inspection as suggested in the Purchase and Sale Agreement and Deposit Receipt. The Listing Broker and cooperating Broker (if any) and their respective sales associates do not warrant or guarantee of any kind for Seller. Buyer acknowledges that no representations were made by the Listing Broker and cooperating Broker (if any) as to the condition of the property or any of the operating systems that would influence the Buyer's decision to purchase the above property.

Buyer Signature Date Buyer Signature Date