Septic Tank System Disclosure
Required by Section 21-49.1 of the Code of Miami-Dade County, Florida

Property Address: 7340 SW 123 TER, PINECREST, FL 33156

SELLER(S) DISCLOSE AND BUYER(S) ACKNOWLEDGE RECEIPT OF THIS DISCLOSURE, AS FOLLOWS:

THE LAND INVOLVED IN THIS TRANSACTION HAS A SEPTIC TANK SYSTEM INSTALLED ON IT OR IS SERVICED BY A SEPTIC TANK SYSTEM. SEPTIC TANK SYSTEMS MAY BE SUBJECT TO LOCAL, STATE, AND FEDERAL REGULATIONS. IMPROPERLY MAINTAINED SEPTIC TANK SYSTEMS MAY POSE SUBSTANTIAL RISKS TO HUMAN HEALTH AND THE ENVIRONMENT. IT IS RECOMMENDED THAT THE PURCHASER OF THIS LAND CONSIDER OBTAINING AN INSPECTION OF THE SEPTIC TANK SYSTEM BY A QUALIFIED PROFESSIONAL.

Vincent D Lewis
Seller
Date: 6-3-25

Anna M Lewis
Seller
Date: 6/3/25

Buyer
Date:

Buyer
Date:

Serial#: 015523-400174-8026395
Prepared by: Drew Kern | BHHS EWM Realty | kern.d@ewm.com |
Form Simplicity

BERKSHIRE HATHAWAY HOMESERVICES
EWM REALTY

Property Assessed Clean Energy (PACE) Lien Disclosure

Re: 7340 SW 123 TER, PINECREST, FL 33156 ("Property").
(Print Property Address)

A PACE loan (made to finance qualifying improvements to residential and commercial property relating to energy efficiency, renewable energy or wind resistance) is repaid through the property owner's real estate tax bill as a non-ad valorem assessment. The lien of the PACE loan is a priority lien, which typically has automatic first lien priority over previously and subsequently recorded mortgages on the Property. Sellers MUST disclose the existence of a PACE lien prior to the execution of a Contract for Sale and Purchase of a Property. While property taxes are legally transferrable when a sale or refinance occurs, most mortgage lenders require a full payoff of the PACE lien at the time of closing of a sale of the Property.

Therefore, at or before the time a Buyer executes a contract for the sale and purchase of any property for which a non-ad valorem assessment is levied and has an unpaid balance due under section 163.08, Florida Statutes, the Seller shall give the prospective Buyer a written disclosure statement in the following form:

Qualifying Improvements for energy efficiency, renewable energy, or wind resistance.

> The property being purchased is located within the jurisdiction of a local government that has placed an assessment on the property pursuant to s. 163.08, Florida Statutes. The assessment is for a qualifying improvement to the property relating to energy efficiency, renewable energy, or wind resistance, and is not based on the value of property. You are encouraged to contact the county property appraiser's office to learn more about this and other assessments that may be provided by law.

VFL Initials I (We)/Seller(s) attest that I (We) have not applied for, nor is the Property subject to, a PACE home improvement lien.

_____ Initials I (We)/Sellers attest and disclose that there is a PACE lien on the Property. I (We) shall provide all necessary documentation and cooperate with Buyer(s), the closing agent and/or title insurer in order to pay-off and ultimately satisfy such lien at or following the closing transaction for the Property.

Vincent L Lowe
Seller
Date: 6-3-25

Anna M Lowe
Seller
Date: 6/3/25

Anna M Lowe
Buyer
Date: 6/3/25

Buyer
Date:

Rev. 2/13/2019