

# Seller's Property Disclosure – Residential



**Notice to Licensee and Seller:** Only the Seller should fill out this form.

**Notice to Seller:** Florida law<sup>1</sup> requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

**Notice to Buyer:** The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

**Seller** makes the following disclosure regarding the property described as:  
21295 Sw 376th St Homestead FL 33034 (the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☐ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? \_\_\_\_\_)

|                                                                                                                                                                                                                 | <u>Yes</u>                       | <u>No</u>                        | <u>Don't Know</u>                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| <b>1. Structures; Systems; Appliances</b>                                                                                                                                                                       |                                  |                                  |                                  |
| (a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?                                                  | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (b) Is seawall, if any, and dockage, if any, structurally sound?                                                                                                                                                | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate? | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (d) Does the Property have aluminum wiring other than the primary service line?                                                                                                                                 | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (e) Are any of the appliances leased? If yes, which ones: _____                                                                                                                                                 | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (f) If any answer to questions 1(a) – 1(c) is no, please explain: _____                                                                                                                                         |                                  |                                  |                                  |
| <b>2. Termites; Other Wood-Destroying Organisms; Pests</b>                                                                                                                                                      |                                  |                                  |                                  |
| (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?                                                     | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?                                                                                                     | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____                                                                                                                                        |                                  |                                  |                                  |
| <b>3. Water Intrusion; Drainage; Flooding</b>                                                                                                                                                                   |                                  |                                  |                                  |
| (a) Has past or present water intrusion affected the Property?                                                                                                                                                  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (b) Have past or present drainage or flooding problems affected the Property?                                                                                                                                   | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (c) Is any of the Property located in a special flood hazard area?                                                                                                                                              | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (d) Is any of the Property located seaward of the coastal construction control line?                                                                                                                            | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (e) Does your lender require flood insurance?                                                                                                                                                                   | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (f) Do you have an elevation certificate? If yes, please attach a copy.                                                                                                                                         | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____                                                                                                                                        |                                  |                                  |                                  |

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>Yes</u>                       | <u>No</u>                        | <u>Don't Know</u>                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| <b>4. Plumbing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                                  |                                  |
| (a) What is your drinking water source? <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well <input type="checkbox"/> other                                                                                                                                                                                                                                                                     | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (b) Have you ever had a problem with the quality, supply, or flow of potable water?                                                                                                                                                                                                                                                                                                                                                                  | <input type="radio"/>            | <input type="radio"/>            | <input type="radio"/>            |
| (c) Do you have a water treatment system?<br>If yes, is it <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased?                                                                                                                                                                                                                                                                                                                | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (d) Do you have a <input type="checkbox"/> sewer or <input checked="" type="checkbox"/> septic system? If septic system, describe the location of each system: _____                                                                                                                                                                                                                                                                                 |                                  |                                  |                                  |
| (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?                                                                                                                                                                                                                                                                                                                                          | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (f) Are there or have there been any defects to the water system, septic system, drain fields or wells?                                                                                                                                                                                                                                                                                                                                              | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (g) Have there been any plumbing leaks since you have owned the Property?                                                                                                                                                                                                                                                                                                                                                                            | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (h) Are any polybutylene pipes on the Property?                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:<br>_____                                                                                                                                                                                                                                                                                                                                                          |                                  |                                  |                                  |
| <b>5. Roof and Roof-Related Items</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                  |                                  |
| (a) To your knowledge, is the roof structurally sound and free of leaks?                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (b) The age of the roof is _____ years OR date installed _____                                                                                                                                                                                                                                                                                                                                                                                       | <input type="radio"/>            | <input type="radio"/>            | <input checked="" type="radio"/> |
| (c) Has the roof ever leaked during your ownership?                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?<br>If yes, please explain: <u>Garage leak repaired</u>                                                                                                                                                                                                                                                   | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/>            |
| (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system?<br>If yes, please explain: _____                                                                                                                                                                                                                                                                                                 | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| <b>6. Pools; Hot Tubs; Spas</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                                  |                                  |
| <b>Note:</b> Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.                                                                                                                                                                                                                    |                                  |                                  |                                  |
| (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s):<br><input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (b) Has an in-ground pool on the Property been demolished and/or filled?                                                                                                                                                                                                                                                                                                                                                                             | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| <b>7. Sinkholes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                  |                                  |
| <b>Note:</b> When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.                                                                                                                                           |                                  |                                  |                                  |
| (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?                                                                                                                                                                                                                                                                                                                                         | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (b) Has any insurance claim for sinkhole damage been made?<br>If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                                                                                                  | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/>            |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain:<br>_____                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                  |                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Yes</u>               | <u>No</u>                        | <u>Don't Know</u>                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------|----------------------------------|
| <b>8. Homeowners' Association Restrictions; Boundaries; Access Roads</b>                                                                                                                                                                                                                                                                                                                                    |                          |                                  |                                  |
| (a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)                                                                                                                                                                                  | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>Notice to Buyer:</b> If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions. |                          |                                  |                                  |
| (b) Are there any proposed changes to any of the restrictions?                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (c) Are any driveways, walls, fences, or other features shared with adjoining landowners?                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>         | <input checked="" type="radio"/> |
| (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (e) Are there boundary line disputes or easements affecting the Property?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?                                                                                                                                                                                                              | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                                                                                                                                                                                                                                                 |                          |                                  |                                  |
| (h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____                                                                                                                                                                                                                         |                          |                                  |                                  |
| _____                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                                  |                                  |
| (i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____                                                                                                                                                                                                                                                                                                                                    |                          |                                  |                                  |
| _____                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                                  |                                  |
| <b>9. Environmental</b>                                                                                                                                                                                                                                                                                                                                                                                     |                          |                                  |                                  |
| (a) Was the Property built before 1978?                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/>         | <input checked="" type="radio"/> |
| If yes, please see Lead-Based Paint Disclosure.                                                                                                                                                                                                                                                                                                                                                             |                          |                                  |                                  |
| (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?                                                                      | <input type="checkbox"/> | <input type="checkbox"/>         | <input checked="" type="radio"/> |
| (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?                                                                                                                                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____                                                                                                                                                                                                                                                                                                                                    |                          |                                  |                                  |
| _____                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                                  |                                  |
| <b>10. Governmental, Claims and Litigation</b>                                                                                                                                                                                                                                                                                                                                                              |                          |                                  |                                  |
| (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?                                                                                                                                                                                              | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| (e) Have you ever had any claims filed against your homeowner's Insurance policy?                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |

- |                                                                                                                                                                                                           |                          |                                  |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------|----------------------------------|
| <b>(f)</b> Are there any zoning violations or nonconforming uses?                                                                                                                                         | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(g)</b> Are there any zoning restrictions affecting improvements or replacement of the Property?                                                                                                       | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(h)</b> Do any zoning, land use or administrative regulations conflict with the existing use of the Property?                                                                                          | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(i)</b> Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?                                                                    | <input type="checkbox"/> | <input type="checkbox"/>         | <input checked="" type="radio"/> |
| <b>(j)</b> Are any improvements located below the base flood elevation?                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>         | <input checked="" type="radio"/> |
| <b>(k)</b> Have any improvements been constructed in violation of applicable local flood guidelines?                                                                                                      | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(l)</b> Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?                                             | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(m)</b> Are there any active permits on the Property that have not been closed by a final inspection?                                                                                                  | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(n)</b> Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(o)</b> If any answer to questions 10(a) - 10(n) is yes, please explain: _____                                                                                                                         |                          |                                  |                                  |
| <hr/>                                                                                                                                                                                                     |                          |                                  |                                  |
| <b>(p)</b> Is the Property located in a historic district?                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(q)</b> Is the Seller aware of any restrictions as a result of being located in a historic district?                                                                                                   | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(r)</b> Are there any active or pending applications or permits with a governing body over the historic district?                                                                                      | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(s)</b> Are there any violations of the rules applying to properties in a historic district?                                                                                                           | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/>         |
| <b>(t)</b> If the answer to 10(q) - 10(s) is yes, please explain: _____                                                                                                                                   |                          |                                  |                                  |

## 11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? ☐ ☒ ☐  
If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. ☒ (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments.

**Seller** represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

**Seller:** Lan Anh Thi Nguyen / Lan Anh Thi Nguyen Date: 12/30/2025  
 (signature) (print)

**Seller:** \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
 (signature) (print)

**Buyer** acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

## **ADDITIONAL KEYES DISCLOSURES**

### **NO BROKERAGE RELATIONSHIP NOTICE**

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES WHO HAVE NO BROKERAGE RELATIONSHIP WITH A POTENTIAL SELLER OR BUYER DISCLOSE THEIR DUTIES TO SELLERS AND BUYERS.

**As a real estate licensee who has no brokerage relationship with you, The Keyes Company and its Associates [Keyes] owe to you the following duties:**

1. Dealing honestly and fairly;
2. Disclosing all known facts materially affecting the value of residential real property which are not readily observable to the buyer;
3. Accounting for all funds entrusted to the licensee.

### **DISCLOSURE OF BROKER'S STATUS, COMPENSATION AND AUTHORITY**

**Keyes does not represent any party to a transaction regardless of any other designation or description in any other document or agreement to the contrary unless Keyes has been engaged as a transaction broker in accordance with the terms of its written Brokerage Agreements.** As an independent contractor/transaction broker, Keyes may be employed as a broker by the owners of other property, as well as by other prospective buyers/tenants to locate property for them.

Neither cooperating brokers nor Keyes' sales associates are authorized to modify or alter this disclosure form or to make any agreement or representation on behalf of *The Keyes Company* and they are solely responsible for their own statements, representations and actions. Keyes has not investigated, screened or otherwise verified, the social, financial or employment background of any party to this transaction and makes no representation regarding same. If you believe Keyes has failed to perform any service required of it as a broker, you should immediately give written notice thereof to the branch manager of the office identified above.

### **DISCLOSURE OF KNOWN DEFECTS**

You should review a copy of the Seller's Disclosure of Known Defects prior to your execution of a purchase and sale contract or contract to lease. **Keyes has not conducted a physical inspection of the property to discover concealed defects, to determine the presence of any lead hazard or any other toxic substance, or to determine the accuracy or completeness of the Owner's disclosure form, any other marketing brochure, property description, or property information nor has it examined the public records to determine the property's compliance with applicable zoning, building codes or other applicable law and as a real estate broker.** Keyes is prohibited from giving you legal advice regarding your rights and obligations in this or any other transaction.

### **BUYER'S RESPONSIBILITIES FOR PROPERTY INSPECTIONS**

You should obtain competent legal advice regarding your rights and obligations under the contract and to determine the status of title to the property as well as the property's compliance with applicable zoning and building codes including minimum flood elevations and other applicable laws. **The information contained in the broker's listing brochure is a general description of the property, it is not based on the personal knowledge of Keyes or its associates, and no representation is expressed or implied by Keyes regarding its accuracy or the actual physical condition of the property, the status of title of the property, the property's compliance with applicable law, or the actual income and expenses of the property, if any.**

Under the terms of most purchase and sale contracts, and contracts to lease, the Buyer is solely responsible for the inspection of the property, including, but not limited to its income and expenses, all personal property, the structural components, and operating systems of the buildings; for the determination of the presence of any hazardous waste or materials; for the examination of the public records to determine the status of title of the property as well as the property's compliance with applicable zoning and building codes and for the determination of whether the buildings have been built below the minimum applicable flood elevations. You should obtain competent advice from experts who are qualified to advise you in such areas. The contractors you employ are solely responsible for their own statements, representations, and actions. Your employment of any such contractors must be based solely upon your own determination of such contractor's ability to perform the services you request.

Other neighborhood factors may affect your decision to purchase or lease a property; you should confirm the current local school boundaries with the County school board prior to or during your inspection period. The Florida Department of Law Enforcement maintains a list of sexual predators that may in the area; information is available at 1-888-357-7332, by email at [sexpred@fdle.state](mailto:sexpred@fdle.state.fl.us) or on the web at [www.fdle.state.fl.us](http://www.fdle.state.fl.us). The availability, accessibility and view of common recreational facilities like golf courses, parks or clubhouses, in many communities are subject to change, and you should consult with the local community authorities to determine the likelihood of such change and how it will affect your purchase.

Under the Florida Building Energy-Efficiency Rating Act; the Department of Community Affairs has adopted a statewide uniform building energy- efficiency rating system to encourage the purchase of energy-efficient buildings. The Buyer may have the building's energy-efficiency rating determined, and the Buyer should receive a copy of the

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ **Date:** \_\_\_\_\_  
(signature) (print)

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_ **Date:** \_\_\_\_\_  
(signature) (print)



Seller makes the following disclosure regarding the property described as: \_\_\_\_\_

**Instructions to Seller:** If the information set forth in a previously provided disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of the date signed below.

[illegible]

**Seller:** Lan Anh Thi Nguyen / Lan Anh Thi Nguyen **Date:** 12/30/25  
(signature) (print)

**Seller:** \_\_\_\_\_ / \_\_\_\_\_ **Date:** \_\_\_\_\_  
(signature) (print)

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)



## Affiliated Business Arrangement Disclosure Statement

This is to give you notice that Keyes Company has a business relationship with Capital Partners Mortgage Services, LLC ("Capital Partners"), HomePartners Title Services, LLC ("HomePartners"), and Gallagher Property and Casualty, LLC d/b/a Keyes Insurance ("Keyes Insurance"). The nature of these relationships is that the owner of 100% of Keyes Company owns 100% of Capital Partners; 100% of HomePartners; and 82.69% of Keyes Insurance. Because of these relationships, this referral may provide Keyes Company and its owner a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider as a condition for settlement of your loan or the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

| Service Provider                        | Service Provided                 | Charge or Range of Charges                                                                                                                                                              |
|-----------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HomePartners Title Services, LLC        | Title – Owner's Title Policy     | \$5.75 per \$1,000 to \$100,000 of coverage<br>\$5.00 per \$1,000 to \$1,000,000 of coverage                                                                                            |
|                                         | Title – Lender's Title Policy    | \$5.75 per \$1,000 to \$100,000 of coverage<br>\$5.00 per \$1,000 to \$1,000,000 of coverage<br>(Simultaneous issue rates not to exceed \$400)                                          |
|                                         | Title – Endorsements             | \$25 - 10% of Combined Title Policy Premiums                                                                                                                                            |
|                                         | Title – Title Search             | \$150 (Residential)                                                                                                                                                                     |
|                                         | Title – Closing (Not Short Sale) | \$800                                                                                                                                                                                   |
|                                         | Title – Closing (Short Sale)     | \$2,000                                                                                                                                                                                 |
| Capital Partners Mortgage Services, LLC | Loan Origination                 | 0% - 3% of the Loan Amount                                                                                                                                                              |
|                                         | Administrative Fee               | \$995 - \$1,295                                                                                                                                                                         |
|                                         | Processing                       | \$0 - \$495                                                                                                                                                                             |
|                                         | Discount Points                  | 0% - 4% of the Loan Amount                                                                                                                                                              |
| Keyes Insurance                         | Insurance – Homeowner's Policy   | \$500 - \$5,000 for homes valued at \$50,000 - \$250,000<br>\$1,000 - \$7,000 for homes valued at \$250,000 - \$500,000<br>\$2,000 - \$10,000 for homes valued at \$500,000 - \$750,000 |

**ACKNOWLEDGEMENT:** I/we have read this disclosure form, and I/we understand that Keyes Company is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as the result of this referral.

**Property:** 21295 Sw 376th St Homestead FL 33034

|                                                                                     |  |                                    |  |
|-------------------------------------------------------------------------------------|--|------------------------------------|--|
|  |  | 12/30/2025                         |  |
| Signature of Seller/Landlord                                                        |  | Date                               |  |
| Lan Anh Thi Nguyen                                                                  |  |                                    |  |
| _____<br>Signature of Buyer/Tenant                                                  |  | _____<br>Signature of Buyer/Tenant |  |
| Date                                                                                |  | Date                               |  |



**ADMINISTRATIVE PROCESSING FEE/BROKERAGE FEE**

TO: \_\_\_\_\_

FROM: \_\_\_\_\_

DATE: 12/29/25

RE: **ADMINISTRATIVE PROCESSING FEE/BROKERAGE FEE**

Address: 21295 SW 376th St. Miami, FL 33034-000

Seller or Landlord: Lan Anh Thi Nguyen

Buyer or Tenant: \_\_\_\_\_

This is to inform you that in reference to the above transaction, The Keyes Company is entitled to receive \$449.00 ADMINISTRATIVE PROCESSING FEE/BROKERAGE FEE from the seller and/or our administrative brokerage fee from the buyer; additional to our brokerage commission as per the sales contract and/or Special Sales Service Agreement. (Exclusive Listing Agreement) Please charge the buyer(s) and/or seller(s) (Circle One) on the closing statement. Our fee should be a separate check made payable to The Keyes Company.

If this is a Rental transaction the processing fee is \$75.00 per side. (Tenant and/or Landlord)

Charge to:                    (     ) Buyer \$449.00 - ADMINISTRATIVE PROCESSING FEE/BROKERAGE FEE  
                                      ( ☒ ) Seller \$449.00 - ADMINISTRATIVE PROCESSING FEE/BROKERAGE FEE  
                                      (     ) Landlord \$75.00 - ADMINISTRATIVE PROCESSING FEE  
                                      (     ) Tenant \$75.00 - ADMINISTRATIVE PROCESSING FEE

Total Due:     \$ 449.00

Please call if you have any questions in regard to this closing or if I can be of further assistance.

Authentisign  
Lan Anh Thi Nguyen

Lan Anh Thi Nguyen  
**Seller** or Landlord (Sign)

Lesli Burkhead, PA, CRS

Realtor Associate (Print)

Authentisign  
 \_\_\_\_\_  
 Buyer or Tenant (Sign)

Lesli Burkhead, CRS

Realtor Associate (Sign)



## Septic Tank Disclosure



BUYER: \_\_\_\_\_

SELLER: Lan Anh Thi Nguyen

SUBJECT PROPERTY: 21295 Sw 376th St Homestead FL 33034

PURCHASE PRICE: \_\_\_\_\_ CONTRACT DATED: \_\_\_\_\_

LEGAL DESCRIPTION: 33 57 38 4.75 AC M/L W1/2 OF SE1/4 OF SE1/4 OF SW1/4 LESS S40FT FOR R/W OR 15205-28 0991 4

### SEPTIC TANK SYSTEM DISCLOSURE

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.

SELLER  Lan Anh Thi Nguyen Date 12/30/2025 Print

Name: Lan Anh Thi Nguyen

SELLER \_\_\_\_\_ Date \_\_\_\_\_ Print

Name: \_\_\_\_\_

### Received. Read. Acknowledged:

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_



## Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, Lan Anh Thi Nguyen, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 21295 Sw 376th St  
Homestead FL 33034-6109

Seller, please check the applicable box in paragraphs (1) and (2) below.

### FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller ☐ has ☐ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller ☐ has ☐ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller ☐ has ☐ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
  - a. The overflow of inland or tidal waters.
  - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
  - c. Sustained periods of standing water resulting from rainfall.

Seller: Authentisign Lan Anh Thi Nguyen Lan Anh Thi Nguyen Date: 12/30/2025

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Copy provided to Buyer on \_\_\_\_\_ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.



## Wire Fraud Prevention Notice

Brokerage Name: Keyes - Homestead Office

### Always independently verify wiring instructions sent via email

Criminals/hackers are targeting email accounts of various parties involved in real estate transactions (e.g., lawyers, title agents, mortgage brokers, real estate agents). These emails are convincing and sophisticated. Among other concerns, this has led to fraudulent wiring instructions being used to divert funds to the criminal's bank account. These emails may look like legitimate emails from the proper party. If you receive an email regarding instructions that contains any suspicious information, do not click on any links that may be in the email and do not reply.

Broker strongly recommends that Buyer, Seller, and their respective attorneys and others working on a transaction, refrain from placing any sensitive personal and financial information in an email, directly or through an email attachment. When there is a need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, Broker strongly recommends using more secure means, such as providing the information in person, over the phone, or through secure mail or package services, whenever possible. **In addition, before Buyer or Seller wires any funds to any party (including Buyer or Seller's attorney, title agent, mortgage broker, or real estate broker) personally call them to confirm the information is legitimate (i.e., confirm the ABA routing number or SWIFT code and credit account number).** Buyer and Seller should call them at a number that is independently obtained (e.g., from this Contract, the recipient's website, etc.) and not use the number in the email in order to be sure that the contact is a legitimate party.

Buyer/Seller Name (Print): Lan Anh Thi Nguyen

Buyer/Seller Signature:  Lan Anh Thi Nguyen

Date: 12/30/2025

Buyer/Seller Name (Print): \_\_\_\_\_

Buyer/Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## List of Fruit Trees:

110 BQ Longan

100+ Kohala Longan

60+ Lychee tree (Sweet heart, Martius, Brewster)

10+ Avocado Trees

4 Tamarind

20 Soursop Tree

300 June Plum Tree

100+ Sugar Apple Tree

300+ Guava Tree

Few Bamboo, Coconut, Star Fruit, Star Apple, Banana, Sapodila, Java Plume,  
Jujubes, Wax Apple

10+ Mango Tree

10+ Jackfruit

10+ Egg Fruit

MULTIPLE BUILDING PROPERTY SUMMARY

PROPERTY MAP



\*Lot Dimensions are Estimated



BUILDING 1 OF 2

BUILDING 2 OF 2