

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, Kimberly Beltran Personal Rep for the Estate of Flor Tilden, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 732 Majorca Avenue, Coral Gables, FL 33134

Seller, please check the applicable boxes in paragraphs (1) through (3) 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:

Kimberly Beltran Personal Rep for the Estate of Flor Tilden

dotloop verified
06/12/26 11:11 AM EDT
080Q-DHDY-X7RV-UEVG

Seller:

Date: _____

Date: _____

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



COLDWELL BANKER
REALTY

Lead-Based Paint Disclosure Addendum

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address: 732 Majorca Avenue, Coral Gables, FL 33134 ("Property")

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. SELLER'S DISCLOSURE.

A. Seller acknowledges receipt and review of the Coldwell Banker form, "Complying with the Lead-based Paint Law – Licensee Notice to Seller" prior to completion of this disclosure.

B. Seller is unaware of the presence of lead-based paint and/or lead-based paint hazards except (explain in detail):

C. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards except (explain in detail):

II. BUYER'S ACKNOWLEDGEMENT

D. Buyer has received copies of all information listed above (if any) prior to being bound by the terms of the sales contract.

E. Buyer has received the *Protect Your Family from Lead in Your Home* pamphlet prior to being bound by the sales contract.

F. Buyer is aware of the right to receive a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment ("Assessment Period") for lead-based paint and lead-based paint hazards at the Property and hereby waives the opportunity to conduct a risk assessment unless this box is checked (☐ **Check here if Buyer intends to perform a risk assessment**). If Buyer elects to perform a risk assessment and lead-based paint and/or lead-based paint hazards are discovered at the Property, Buyer shall have until the end of the Assessment Period to provide written notice to Seller of cancellation of this Contract.

III. LICENSEE CERTIFICATION / CERTIFICATION OF ACCURACY

The real estate licensee(s) who have signed this Addendum certify that the seller has been informed of the seller's obligations under 42 U.S.C. 4852d and the license(s) are aware of his/her/their responsibility to ensure compliance.

Buyer, Seller, and the real estate licensees involved in this transaction, have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

REQUIRED ORDER OF EXECUTION: SELLER, LISTING LICENSEE, BUYER, SELLING REAL ESTATE LICENSEE

<i>Kimberly Beltran Personal Rep for the Estate of Flor</i> dotloop verified 06/12/26 11:11 AM EDT FBLR-SQOK-VLJK-NX0C	
Seller	Date
Buyer	Date
<i>Jane Gomez-Mena</i> dotloop verified 06/08/26 5:20 PM EDT BOOF-ILD3-OBO6-LLEP	
Listing Licensee (if any)	Date
	Selling Licensee (if any)
	Date