392 Coconut Circle Weston, FL 33326

On line 21, inclusions, please add:

Includes Bang & Olufsen System

Thank you so much.

Seller's Property Disclosure – Residential

GREEN REALTY PROPERTIES

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

Notice to Seller: Florida law[1] 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: **Address:**
392 COCONUT CIRCLE WESTON, FL 33326 (the "Property")

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

#Beds__________ # Baths__________

	Yes	No	
1. Structures; Systems; Appliances			
(a) Are the structures including ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	☑	☐	
(b) Is seawall, if any, and dockage, if any, structurally sound?	☐	☐	N/A ☑
(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?	☑	☐	
(d) Does the Property have aluminum wiring other than the primary service line?	☐	☑	
(e) Are any of the appliances leased? If yes, which ones: ______________	☐	☑	
(f) If any answer to questions 1(a) - 1(c) is no, please explain: ______________			
2. Termites; Other Wood-Destroying Organisms; Pests			
(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?	☐	☑	
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	☐	☑	
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: ______________			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	☐	☑	
(b) Have past or present drainage or flooding problems affected the Property?	☐	☑	
(c) Is any of the Property located in a special flood hazard area?	☐	☑	
(d) Is any of the Property located seaward of the coastal construction control line?	☐	☑	
(e) Does your lender require flood insurance?	☐	☑	
(f) Do you have an elevation certificate? If yes, please attach a copy.	☑	☐	
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: ______________			

[1] *Johnson v. Davis*, 480 So.2d 625 (Fla. 1985).

	Yes	No
4. Plumbing		
(a) What is your drinking water source? ☑ public ☐ private ☐ well ☐ other		
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☐	☑
(c) Do you have a water treatment system? If yes, is it ☐ owned ☐ leased?	☐	☑
(d) Do you have a ☑ sewer or ☐ septic system? If septic system, describe the location of each system: ______ Last time septic was cleaned out? ______		
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	☐	☑
(f) Have there been any plumbing leaks since you have owned the Property?	☐	☑
(g) Are any polybutylene pipes on the Property?	☐	☑
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: ______		

Sprinkler Sys check: ✓ Functional Not Functional Not Present Maintained by HOA Well/ Lake Water ✓ Automatic **Manual**

	Yes	No
5. Roof and Roof-Related Items		
(a) To your knowledge, is the roof structurally sound and free of leaks?	☑	☐
(b) The age of the roof is ______ years OR date installed 2007 (MAY)		
(c) Has the roof ever leaked during your ownership?	☑	☐
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: WHEN NEW ROOF DONE (2007), BIT OF FLASHING NEED CORRECTION	☑	☐
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: ______	☐	☑

6. Pools; Hot Tubs; Spas

What kind of pool? ☐ Chlorinated ☑ Saltwater

Is it heated? ☑ Yes, it is heated ☐ No, not heated

Note: 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.

	Yes	No
(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): ☑ enclosure that meets the pool barrier requirements ☐ approved safety pool cover ☐ required door and window exit alarms ☐ required door locks ☐ none		
(b) Has an in-ground pool on the Property been demolished and/or filled?	☐	☑

7. Sinkholes

Note: 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.

	Yes	No
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	☐	☑
(b) Has any insurance claim for sinkhole damage been made?	☐	☑
If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no	☐	☑
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: ______		

Hurricane Rated Propection

TYPE: (check all that apply) ☐ Impact ☑ Accordions ☐ Panels ☐ Combo

COVERAGE: ☑ Full Protection ☐ Partial Proctection ☐ None

	Yes	No
8. Homeowners' Association Restrictions; Boundaries; Access Roads		
(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.) **Notice to Buyer:** 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?	☐	☑
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	☐	☑
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	☐	☑
(e) Are there boundary line disputes or easements affecting the Property?	☐	☑
(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)?	☐	☑
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? ☐ yes ☐ no	☐	☑
(h) Are access roads ☑ private ☐ public? If private, describe the terms and conditions of the maintenance agreement: SECURITY GATES + GUARD		
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: ________________		
9. Environmental		
(a) Was the Property built before 1978? 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?	☐	☑
(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?	☐	☑
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	☐	☑
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: ________________		
10. Governmental, Claims and Litigation		
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	☐	☑
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	☐	☑
(c) 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?	☐	☑
(d) Have you ever had any claims filed against your homeowner's Insurance policy?	☐	☑
(e) Are there any zoning violations or nonconforming uses?	☐	☑

(f) Are there any zoning restrictions affecting improvements or replacement of the Property?	☐	☑
(g) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?	☐	☑
(h) Do any restrictions other than association or flood area requirements, affect improvements or replacement of the Property?	☐	☑
(i) Are any improvements, located below the base flood elevation?	☐	☑
(j) Have any improvements been constructed in violation of applicable local flood guidelines?	☐	☑
(k) Have any improvements to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits?	☐	☑
(l) Are there any active permits on the Property that have not been closed by a final inspection?	☐	☑
(m) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?	☐	☑

(n) If any answer to questions 10(a) - 10(m) 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: ____________________ / DAVID LLEWELLYN Date: 7/2/26
(signature) (print)

Seller: Rosa M. Llewellyn / Rosa M. Llewellyn Date: 7/2/26
(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)

Seller's Update

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

Age of Roof: MAY 2007

Age of A/C unit(s): 1 1/2 TON 2017 + 2 1/2 TON 2017 + 4 TON 2021 + SMALL UNIT 2001

Age of water heater(s): 2020

Info for Association(s): If applicable PALM ISLAND

Association One Name:

Management Company Name: TPMG 2645 EXECUTIVE PARK DRIVE, SUITE 127, WESTON 33331

Management Company Contact Info: SASHA CLARK (954) 640-0291

Association Two Name:

Management Company Name:

Management Company Contact Info:

Association one Amount and frequency: $800 EVERY 3 MONTHS

Association two amount and frequency:

Excluded item(s), if any:

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: ______ (signature) / DAVID LLEWELLYN (print) Date: 7/2/26

Seller: Rosa M. Llewellyn (signature) / Rosa M. Llewellyn (print) Date: 7/2/26

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

Buyer: ______ (signature) / ______ (print) Date: ______

Buyer: ______ (signature) / ______ (print) Date: ______

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, DAVID + ROSA LLEWELLYN, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 392 COCONUT CIRCLE, WESTON, FL 33326

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.

Buyer		**Date**	
Buyer		**Date**	
Seller:	[illegible]	Date:	7/2/26
Seller:	Rosa M. Llewellyn	Date:	7/2/26

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

Preferred Title Services, Inc.

For All Your Title Needs

August 10, 1998

David Llewellyn
Rosa Llewellyn
392 Coconut Circle
Weston, Florida 33326

Re: Llewellyn-Refinance
Our File No. 1110-98

Dear Mr. and Mrs. Llewellyn:

Enclosed please find six original surveys and two original elevation certificates of your home for your records.

If I can be of further assistance, please do not hesitate to call me.

Sincerely,

Blanca Carabeo

Blanca Carabeo

Enc.

1110-98\12

16459 N.E. 6th Avenue, No. Miami Beach, FL 33162 • (305) 945-2011 • (800) 220-TITLE • Fax (305) 919-8500

ELEVATION CERTIFICATE

O.M.B. No. 3067-0077
Expires July 31, 1999

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

BUILDING OWNER'S NAME: David & Rosa Llewellyn

POLICY NUMBER:

STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER: 392 Coconut Circle

COMPANY NAIC NUMBER:

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

CITY: Weston
STATE: Florida
ZIP CODE: 33326

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (In AO Zones, use depth)
125093	0190	F	8-18-92	AH	6.00

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1.

2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 10.6 feet NGVD (or other FIRM datum–see Section B, Item 7).

(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.

(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown

3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*

4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)

5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)

6. The elevation of the lowest grade immediately adjacent to the building is: 8.8 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
2. Date of the start of construction or substantial improvement ______________.

ELEVATION CERTIFICATE

O.M.B. No. 3067-0077
Expires July 31, 1999

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

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FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

BUILDING OWNER'S NAME: David & Rosa Llewellyn

STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER: 392 Coconut Circle

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

CITY: Weston STATE: Florida ZIP CODE: 33326

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125093	0190	F	8-18-92	AH	6.00

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

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1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1 .

2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 10.6 feet NGVD (or other FIRM datum–see Section B, Item 7).

(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.

(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown

3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*

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5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)

6. The elevation of the lowest grade immediately adjacent to the building is: 8.8 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
2. Date of the start of construction or substantial improvement ______________ .