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FloridaRealtors®

Seller's Property Disclosure - Condominium

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 10 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.

Florida law[2] entitles a prospective buyer, who has entered into a contract for the purchase of a condominium unit with a seller who is not a developer, at Seller's expense, to a current copy of the declaration of condominium, articles of incorporation of the association, bylaws and rules of the association, the most recent annual financial statement and annual budget and the "Frequently Asked Questions and Answers" document, if buyer requests these in writing. These documents, and meeting agendas and minutes, contain important matters to be considered before acquiring a condominium unit, such as recurring dues or fees; special assessments; capital contributions, penalties; and alteration, leasing, parking, pet, resale, vehicle and other types of restrictions.

Except for information provided in paragraph 6, 7, 8 and 9, the following information is only about the individual Unit specified below and not about any limited common element, any common element or the condominium association ("Association").

Seller makes the following disclosure regarding the property described as: ***111 SE 8th Ave # 705, FORT LAUDERDALE, FL 33301*** (the "Unit").

The Unit is ☐ owner occupied ☐ tenant occupied ☑ unoccupied (if unoccupied, how long has it been since Seller occupied the unit? ______________________)

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Is the roof a common element maintained by the Association?	☑	☐	☐
(b) To your knowledge, is roof of Unit structurally sound and free of leaks?	☑	☐	☐
(c) Are other structures, including ceilings; walls; doors and windows structurally sound and free of leaks?	☐	☐	☑
(d) Has any additional structural reinforcement been added to the Unit?	☐	☑	☐
(e) Are heating and cooling systems common elements maintained by the Association?	☐	☑	☐
(f) To your knowledge, are heating and cooling systems in working condition, i.e., operating in a manner in which the item was designed to operate?	☑	☐	☐
(g) Are existing major appliances and mechanical and electrical systems in working condition, i.e. operating in a manner in which the item was designed to operate?	☑	☐	☐
(h) Are any of the appliances leased?	☐	☑	☐

If yes, which ones: ______________________

(i) If the answer to questions 1(b), 1(c), 1(f), 1(g) is no, or if 1(d) is yes, please

1 *Johnson v. Davis,* 480 So.2d 625 (Fla. 1985).
2 Section 718.503(2), Florida Statutes.

explain: ____

	Yes	No	Don't Know
2. Termites; Other Wood Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present in the Unit or has the Unit had any structural damage by them?	☐	☑	☐
(b) Has the Unit 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; Plumbing; Flood Insurance			
(a) Has past or present water intrusion or flooding affected the Unit?	☐	☑	☐
(b) Are polybutylene pipes present in the Unit?	☐	☑	☐
(c) Have past or present plumbing leaks or backups affected the Unit?	☐	☑	☐
(d) Have there been any leaks or water intrusion from units above or adjacent to your Unit or leaks or water intrusion from your Unit to units below or adjacent to it?	☐	☑	☐
(e) Does your lender require flood insurance?	☐	☑	☐
(f) If any answer to questions 3(a)-3(d) is yes, please explain: ______________			
4. Fire Protection; Improvements; Alterations			
(a) Does the Unit have sprinklers for fire protection?	☑	☐	☐
If no, has the Association voted to forego retrofitting each unit with a fire sprinkler system?	☐	☑	☐
(b) Have any improvements or alterations to the Unit, whether by you or by others, been made without obtaining required Association approval?	☐	☑	☐
(c) Have any improvements or alterations to the Unit, whether by you or by others, been made in violation of building codes or zoning restrictions or without necessary permits?	☐	☑	☐
(d) Are any improvements located below the base flood elevation?	☐	☑	☐
(e) Have any improvements been constructed in violation of applicable local flood guidelines?	☐	☑	☐
(f) Are there any open permits on the Unit that have not been closed by a final inspection?	☐	☑	☐
(g) If any answer to questions 4(b)-4(f) is yes, please explain: ______________			
5. Hazardous Substances			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	☐	☑	☐
(b) Does anything exist in the Unit that may be considered a hazardous substance, including, but not limited to, lead-based paint; asbestos; mold; radon gas; urea formaldehyde; methamphetamine contamination; or defective drywall?	☐	☑	☐
(c) Has there been any damage, clean up or repair to the Unit due to any of the substances or materials listed in subparagraph (b) above?	☐	☑	☐
If any answer to questions 5(b)-5(c) is yes, please explain: ______________			
6. Limited Common Elements			
(a) Are there any amenities outside the Unit, such as designated parking space(s), storage closet(s), boat slip(s), cabana(s), garage(s), carport(s), etc. that are for your exclusive use?	☑	☐	☐
If yes, please identify the amenity and whether a separate deed or other legal document grants the exclusive right to use: *parking, storage closet, gar...*			

	Yes	No	Don't Know
7. The Association			
(a) Is there any proposed change to the Association's governing documents?	☐	☑	☐
(b) Is there any proposed plan to materially alter the common elements?	☐	☑	☐
(c) Is there any existing or threatened legal action by or against the Association?	☐	☑	☐
(d) Has the Association ever been, or is it currently, involved in litigation or a claim over construction defects or defective building products?	☐	☑	☐
(e) To your knowledge, is there any discussion of a conversion of the Condominium to something else?	☐	☑	☐
(f) To your knowledge, is there any effort by an investor or investor group to purchase units in the complex?	☐	☑	☐
(g) Has an increase in fees or assessments been approved but not yet Implemented?	☐	☑	☐
(h) Is any portion of the Association's property located in a special flood hazard area?	☐	☑	☐
(i) Is any portion of the Association's property located seaward of the coastal construction control line?	☐	☑	☐
(j) Does any past or present settling, soil movement, or sinkhole(s) affect any portion of the Association's property?	☐	☑	☐
(k) Has there been any structural damage to any portion of the Association's Property?	☐	☑	☐
(l) Has any additional structural reinforcement been added to any portion of the Associations' property?	☐	☑	☐
(m) Are there any rental restrictions by the Association?	☑	☐	☐
(n) Are there any pet restrictions by the Association?	☐	☑	☐

(o) If any answer to questions 7(a)-7(n) is yes, please explain: *owner cannot rent for 1 year after purchase*

	Yes	No	Don't Know
8. Milestone Inspection &Structural Integrity Reserve Study (F.S. 553.899)			
(a) Has anything appeared in the Association Agendas and or the Minutes regarding Milestone Inspection & Structural Integrity Reserve Study for your complex? ______	☐	☐	☑
(b) Has the Association budgeted for the cost of hiring an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study? ____	☐	☐	☑
(c) Has the Association hired an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study yet? ______ If yes, what is the expected completion date for them? ______	☐	☐	☑
(d) Has the Association passed or discussed raising fees or doing a Special Assessment to pay for costs associated with complying with the Milestone Inspection and/or Structural Integrity Reserve Study? ______ If yes, explain ______	☐	☐	☑

(Note: Further information may be disclosed by using the Milestone Inspection and Structural Integrity Reserve Study Disclosure)

	Yes	No	Don't Know
9. 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.**	☐	☐	☑

10. ☐ **(If checked) Other Matters; Additional Comments:** The attached addendum contains additional information, explanations 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: Lori Adelson / *Lori Adelson as Trustee of the Lori Adelson Revocable Trust Dated 4-2-24* Date: *Aug 24, 2026*
(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)

You're already familiar with the miles-per-gallon stickers on new automobiles, and the yellow EnergyGuide labels on home appliances. Shoppers use this information to figure out how much that car or appliance is really going to cost them. This information gives the buyer a good estimate of what it will cost to operate that car or use that appliance, over and above the purchase price. A car or product that is cheaper to buy can often be more expensive to operate, so this information can be very important to assure that you make the best purchase decision.

Here's how the Florida EnergyGauge program works.

After the rating, you'll get an easy-to-read form like the one on the inside page. The Rating Guide has a scale that allows you to compare the specific home you're looking at with the most efficient and the least-efficient homes of the same size with the same number of bedrooms available in your part of the state today. And in addition to this overall estimate of energy use and comparisons, you get a detailed breakdown on the energy costs of the home's air-conditioning, space heating, water heating, refrigerator, clothes dryer, cooking costs, lighting, pool pumping and other miscellaneous equipment.

One of the keys to the success of this program is the uniformity of ratings, made possible by the use of the **EnergyGauge®** software developed by the Florida Solar Energy Center. It has been specially designed to let Raters input the key data on the home and obtain accurate information for comparison purposes. A unique optimization feature even lets Raters determine what energy-efficiency features can be added to the home to maximize cost-savings and comfort-improvement.

So how can a home energy rating help you reduce your energy use and save money?

That's easy. While the design and construction of your home and the efficiency of its appliances and equipment control the most significant portion of its energy use, occupant life-style will still have a big effect on exactly how much energy gets used. Your comfort preferences and personal habits - the level at which you set the thermostat, whether or not you turn off lights and fans when leaving a room, how much natural ventilation you use, and other factors - all will affect your home's actual monthly energy use.

The Ratings program in Florida closely parallels national activities.

The U.S. Department of Energy has been working to set national standards for Home Energy Rating Systems, and Florida's system surpasses these standards. The Florida Building Energy Rating Guide provides a HERS score for the home. This national score enables homes to qualify for national mortgage financing options requiring a HERS score. This score is computed in accordance with proposed national guidelines, considering the heating, cooling, and hot water energy uses. HERS awards stars to the rating.

Tell your Realtor or builder that you want to get the home rated before you buy it.

They can give you the names of Raters in your area. Additional information on the program is available from the Energy Gauge Program Office at 321-638-1492, or visit our website at www.fsec.ucf.edu.

Who does Energy Ratings?

It is important to note that only State Certified Raters are allowed to perform ratings.These Raters have undergone rigorous training programs and have passed the required challenge exams. They are also required to undergo continuing education classes and further exams to keep their certifications current. An on-going quality control program also watches over their Ratings and their work. All their Ratings are submitted to a central Registry that checks them for accuracy and compiles generic building data.

Energy Ratings in Florida

The Florida Building Energy-Efficiency Rating Act (Florida Statute 553.990) was passed by the State Legislature in 1993 and amended in 1994. It established a voluntary statewide energy-efficiency rating system for homes. The Rating System has been adopted by DCA Rule 9B-60.

The Florida Energy Gauge

The Florida Energy Gauge Program
Florida's Building Energy Rating System
1679 Clearlake Road
Cocoa, Florida 32922-5703
321-638-1492
Fax: 321-638-1010
E-Mail: EnGauge@fsec.ucf.edu
Website: www.fsec.ucf.edu

FSEC-EB-1 F1-04

Thinking About Buying a Home?

Get An EnergyGauge® Rating!

Consider the Benefits:

- More Home for Less Money
- Improved Mortgage Options
- Enhanced Indoor Comfort
- Superior Energy-Efficiency
- More Environmental Sustainability
- Tested Quality Construction
- Greater Resale Value

Congratulations on your decision to purchase a home.

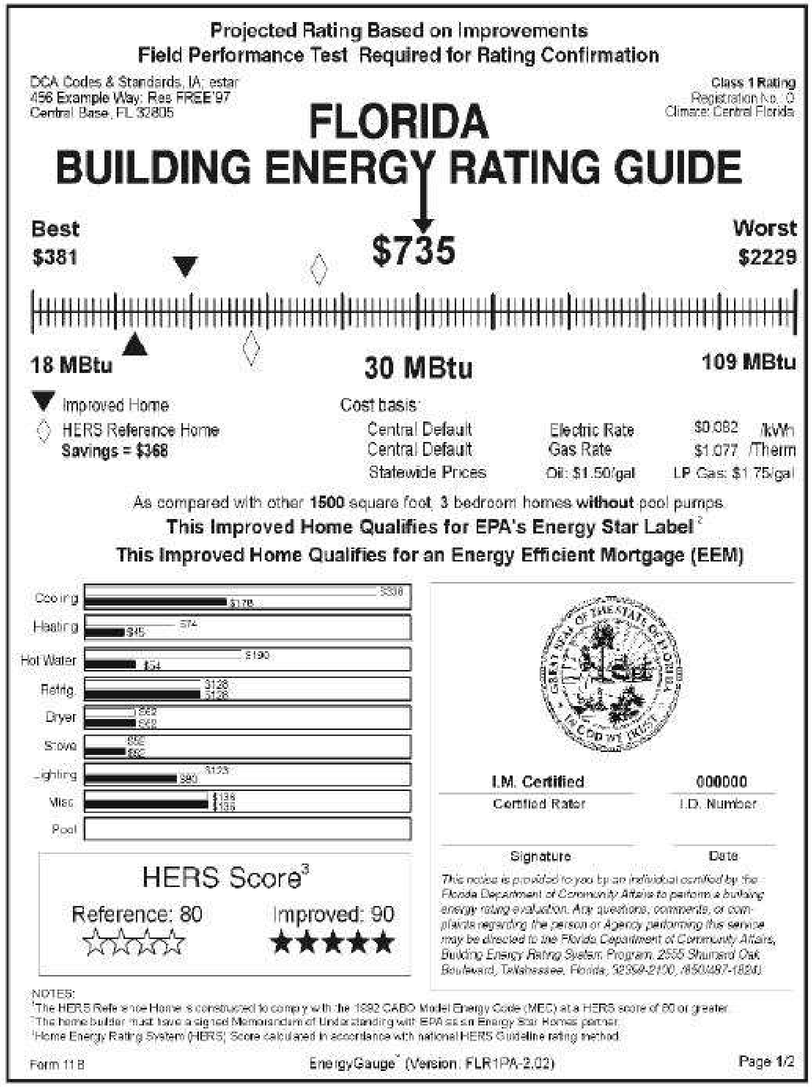
As you know, there are a lot of factors to consider before signing on the dotted line. By now, you've probably checked out the location of the home you like the best. You know how much the seller wants, how many bedrooms there are, whether your dining room table will fit, where you'll park your car and lots of other important things.

But wait, there's still one more important thing you really ought to do.

You wouldn't buy a car without asking how many miles-per-gallon it gets, would you? So why would you even think of buying a house without knowing how much the power bills will be? That's why now is the perfect time to get an **EnergyGauge®** rating on the house.

Since 1994, there has been a voluntary statewide energy-efficiency rating system for homes in Florida, and prospective home-owners just like you all around the state are getting their homes rated before they make their purchase. There are several very important reasons why:

- **Energy ratings give homebuyers a market-place yardstick that measures the benefits of energy-efficiency improvements.** You get detailed estimates of how much your energy use will cost.
- **Energy ratings give you clear and specific information that lets you compare similar homes on their energy use.** Two homes might look similar, but one may be efficient and comfortable and the other an energy-guzzler with a very uncomfortable interior.
- Maybe most important of all, **the national Home Energy Rating System (HERS) score on the energy rating can qualify you for a number of special mortgage programs that offer lower interest rates, lower closing costs, and other benefits.** More and more lenders are coming into Florida with money-saving packages for buyers of energy-efficient homes.



Projected Rating Based on Improvements
Field Performance Test Required for Rating Confirmation

DCA Codes & Standards, IA; estar
456 Example Way; Res FREE'97
Central Base, FL 32805

Class 1 Rating
Registration No. 0
Climate: Central Florida

FLORIDA
BUILDING ENERGY RATING GUIDE

Best **$381** | **$735** | **Worst** **$2229**

18 MBtu | **30 MBtu** | **109 MBtu**

Improved Home
HERS Reference Home
Savings = $368

Cost basis:		
Central Default	Electric Rate	$0.082 /kWh
Central Default	Gas Rate	$1.077 /Therm
Statewide Prices	Oil: $1.50/gal	LP Gas: $1.75/gal

As compared with other **1500** square foot, 3 bedroom homes **without** pool pumps.

This Improved Home Qualifies for EPA's Energy Star Label[2]

This Improved Home Qualifies for an Energy Efficient Mortgage (EEM)

HERS Score[3]
Reference: 80 ☆☆☆☆
Improved: 90 ★★★★★

I.M. Certified | **000000**
Certified Rater | I.D. Number

Signature | Date

This notice is provided to you by an individual certified by the Florida Department of Community Affairs to perform a building energy rating evaluation. Any questions, comments, or complaints regarding the person or Agency performing this service may be directed to the Florida Department of Community Affairs, Building Energy Rating System Program, 2555 Shumard Oak Boulevard, Tallahassee, Florida, 32399-2100, (850)487-1824)

NOTES:
[1] The HERS Reference Home is constructed to comply with the 1992 CABO Model Energy Code (MEC) at a HERS score of 80 or greater.
[2] The home builder must have a signed Memorandum of Understanding with EPA as an Energy Star Homes partner.
[3] Home Energy Rating System (HERS) Score calculated in accordance with national HERS Guideline rating method.

Form 11B | EnergyGauge™ (Version: FLR1PA-2.02) | Page 1/2

Before buying your next home, hire a Certified Energy Rater to do a rating.

Your builder or Realtor can help you find a Certified Rater in your area. After the rating, you'll get an easy-to-understand Energy Guide that estimates how much it will cost to pay for energy used in that home, and will allow you to look at a number of separate areas of energy use throughout the house.

For many years, buyers have had home inspectors look over a home before making their purchase. This is a great way to find out about potential house problems before you make your purchase. Smart homebuyers around the country are now also asking for a home energy rating to look specifically at the energy-users in a home and determine their efficiency. Because energy costs can often equal house payments, the relatively small cost of a home energy rating can easily be offset by many years of lower energy payments.