



Offer Guidelines for most commonly countered terms.

On behalf of the Seller, we'd like to thank you and your Buyer(s) for the interest in this property. In order to expedite counteroffers and present your offer in the best possible position, please note and complete this form along with the following most commonly countered terms:

1. Use this checklist. **This form should be signed and submitted with your offer.**
2. Only fully completed and signed written offers will be considered. Letters of intent will not be considered.
3. The property must have been viewed by Buyer or Buyer's representative.
4. **Initial / sign where appropriate offer package attachment found in the MLS and include them with your offer. (This will include if applicable- just the 1st page of any attached inspection as part of the Seller's disclosure(s))**
5. **EMD (Escrow Deposits) should be an amount equal to 5-10% (higher, is stronger) of the sales price.**
Let's discuss if the need for less is requested (FHA/VA).
6. Offers will be presented as received but please allow **at least 2 BUSINESS** days for a response from Seller and avoid weekends-holidays for the **time of acceptance deadline**. In the event of multiple offers, Seller may choose a specific date/time to review **but is under no obligation to do so and may decide to move forward with any given offer, at any given time, regardless of the order received.** Friday as a Closing date is typically not a good idea. Think delays.
7. Inspection Period should be **10 days** or less.
8. Loan approval should be **21 days** or less.
9. Items needed for type of Offer: Let's discuss if the need for less is requested.

Items Needed Terms:	Cash	Financed	Jumbo	Non-QM
Current Proof of Funds / Assets:	Yes	YES to all Sufficient to cover Down Payment + Closing Costs		
DU and/or Pre-approval: Must state that Buyer docs (income, credit, tax returns, etc) were verified.	n/a	Yes Either/Both (Stronger)	Yes Pre-approval	
Down Payment Minimums:	n/a	Varies	10% Under \$1.5m 20% Over \$1.5m	20%

Please note as signed below that the Seller has requested and authorized to hold presenting incomplete offers

Please sign below and submit this sheet with your offer.

Buyer's Broker / Agent: _____

Buyer(s): _____

Buyer(s): _____

Seller(s): Jo-Ann Anstett

Seller(s): Mario Vetere

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.

Mario Vetere & Jo-Ann Anstett

Seller, _____, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 2426 NW 118th Terr Coral Springs, FL 33065

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: Jo-Ann Anstett

Date: 08/31/2026

Seller: Mario Vetere

Date: 08/31/2026

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

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Mario Vetere & Jo-Ann Anstett (SELLER) and _____ (BUYER) concerning the Property described as 2426 NW 118th Terr Coral Springs, FL 33065

Buyer's Initials _____

Seller's Initials JLA MV

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint 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 inspection 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."

Seller's Disclosure (INITIAL)

MV JLA

(a) Presence of lead-based paint or lead-based paint hazards (**CHECK ONE BELOW**):

- ☐ Known lead-based paint or lead-based paint hazards are present in the housing.
☒ Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

MV JLA

(b) Records and reports available to the Seller (**CHECK ONE BELOW**):

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____

- ☒ Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Buyer has (**CHECK ONE BELOW**):

- ☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

(f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jo-Ann Anstett 08/31/2026

SELLER Mario Vetere 08/31/2026 Date

BUYER _____ Date

SELLER _____ Date

BUYER _____ Date

Listing Licensee _____ Date

Selling Licensee _____ Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.



ADJUSTING &
INSPECTION SERVICES INC.

ADJUSTING & INSPECTION SERVICES INC.

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<https://www.adjustingandinspection.com/>



RESIDENTIAL REPORT

2426 NW 118th Terrace
Coral Springs, FL 33065

Elizabeth Groeneveld

08/21/2026



Inspector
Tariq Smith

HI 8062, MRSA5585, BSc.

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